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Scott Anderson

Victor Cooper

Don Elmer

Ed Smith

AGWAGNEE/NIPUNNAMESIE AREA PLAN

Franklin Hall

Patricia Johnson

M. S. McKee, Assistant Planning Director

Armed Forces Council

David Merton, Senior Planner

David Reed, Planner

Richie Brown, Planning Technician

Madison County Board of Supervisors

Wayne Gibson, District 1

Cliff Morgan, District 2

Frank Bigelow, District 3

Wendell Jones, District 4

John V. Smith, District 5

Madison County Planning Commission

Richard A. Cooper

Lucy Webb

John Anderson

Scott Cooper

Don Elmer

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Ahwahnee Community Council

Jerry Bosworth, Chairman
Tony Ward, Former Chairman
Scott Adelsbach
Vivian Cooper
Don Ebert
Ed Edwards
Fern Facchino
Mike Welborn

Planning Staff

Project Manager
M.A. Meleka, Assistant Planning Director

Area Plan Team
David Merchen, Senior Planner
David Deel, Planner
Becky Beaver, Planning Technician

Madera County Board of Supervisors

Gary Gilbert, District 5
Gail Hanhart McIntyre, District 3
Frank Bigelow, District 1
Vern Moss, District 2
John V. Silva, District 4

Madera County Planning Commission

Richard A. Cosyns
Tony Ward
Sally Bompreszi
Mark Bautista
Tom Kellner

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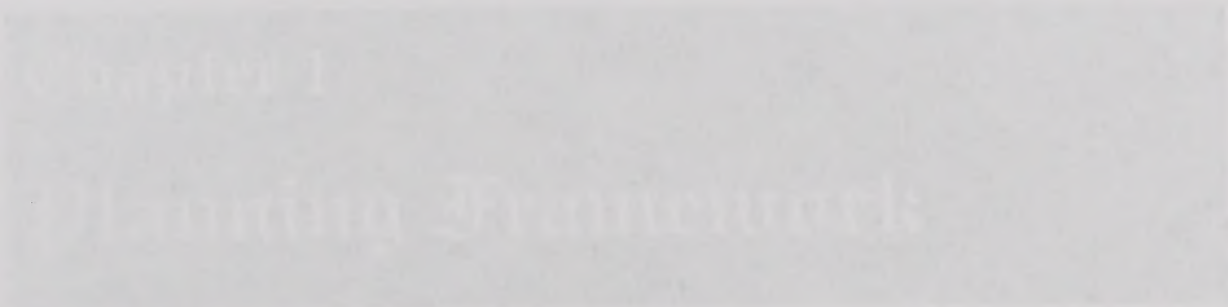
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Boundaries Report

Urban & Rural Reserve Areas

Public Participation Process

Ahwahnee/Nipinnawasee Land Use Plan



I. PLANNING FRAMEWORK

1. Project Location

Almond, N.J., is a small town located in the northern part of the County, at the head of the Almond River. It is situated on the left bank of the Almond River, which flows into the Delaware River. The town is located on the left bank of the Almond River, which flows into the Delaware River. The town is located on the left bank of the Almond River, which flows into the Delaware River.

2. Municipal Government and Local Plan

In 1972, the Board of Supervisors adopted a local plan for the town of Almond, N.J. The plan was adopted as part of the County's General Plan, which was adopted in 1972. The plan was adopted as part of the County's General Plan, which was adopted in 1972. The plan was adopted as part of the County's General Plan, which was adopted in 1972.

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In 1975, the County Board of Supervisors adopted a major revision and update of the General Plan. The plan was adopted as part of the County's General Plan, which was adopted in 1972. The plan was adopted as part of the County's General Plan, which was adopted in 1972. The plan was adopted as part of the County's General Plan, which was adopted in 1972.

3. Establishment of Area Plan Committee

In the summer of 1975, the Planning Department, in cooperation with the Almond Community Council, held public hearings in the Almond area. The purpose of the hearings was to gather input from the community and to develop a plan for the area. The plan was adopted as part of the County's General Plan, which was adopted in 1972. The plan was adopted as part of the County's General Plan, which was adopted in 1972. The plan was adopted as part of the County's General Plan, which was adopted in 1972.

Chapter 1

Planning Framework

I. PLANNING FRAMEWORK

1. Project Location

Ahwahnee/Nipinnawasee area is located in the eastern unincorporated area of Madera County at the border with Mariposa County. It is located at the transition line between rolling foothills and high mountain ranges of the Sierra Nevada Mountains. State Highways 41/49 and County Road 600 provide the main access points to the area (Exhibit 1).

2. Historical Overview-Prior and Related Plans

In 1969, The Board of Supervisors adopted the original area plans, as part of the County's General Plan, for the communities of Oakhurst, Ahwahnee, and Yosemite Forks. It consisted of an area map showing desired land use patterns for future development and a text explaining and defining land use designations on the map. (Refer to Exhibit 2 for the adopted area plans in the County.)

After adopting the General Plan, the necessity for a revised plan for Oakhurst/Ahwahnee became apparent. The area residents realized the need for re-evaluating the community values and the order/rate at which the development should occur. Accordingly, a revised plan was completed and adopted in 1980. This revision assessed the rate and nature of growth in the area, evaluated the effect of this growth on the overall quality of life and services available at the time, and recommended growth management plans/policies which would guide future development.

In 1995, the County General Plan went through a major revision and update. Since that time and due to the different nature of growth, character, and issues between Oakhurst and Ahwahnee, the Ahwahnee/Nipinnawasee community has diligently worked on developing a separate plan. Responding to this need, the Board of Supervisors directed the Planning Department, in March, 1998, to work with the Ahwahnee Community Council to complete the process.

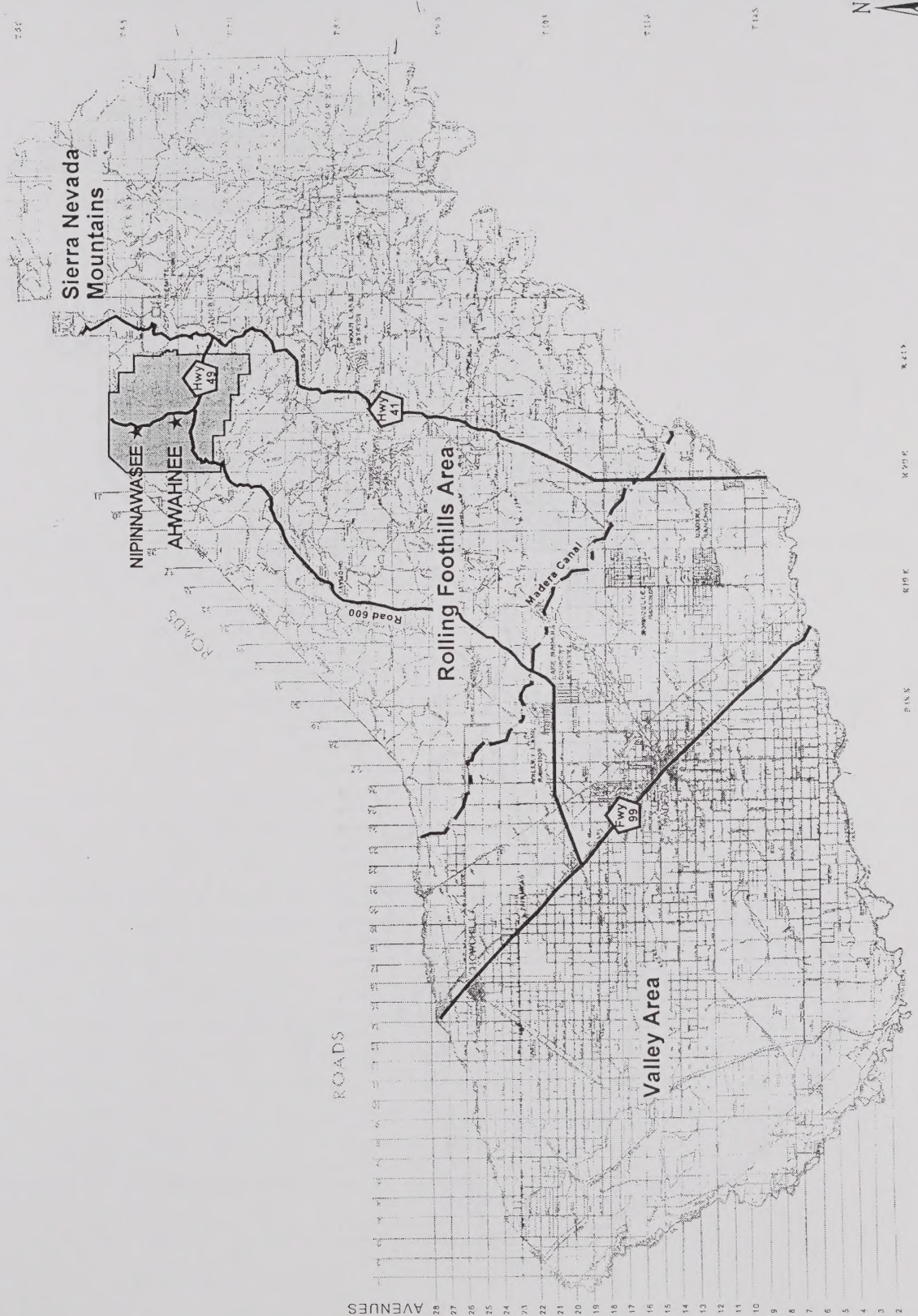
3. Establishment of Area Plan Boundaries

In the Summer of 1998, the Planning Department jointly with the Ahwahnee Community Council held public meetings in the Ahwahnee and Oakhurst areas. The purpose was to discuss the need for an area plan and its boundaries. Also, several Ahwahnee Community Council Board meetings and one meeting with the Oakhurst Action Council Board took place for this same purpose. In addition, staff conducted several individual meetings with the Board members of the Ahwahnee Community Council to finalize the proposed boundaries and related issues. These efforts culminated in the adoption of these boundaries by both the Planning Commission and Board of Supervisors. The Appendices provide more details about the boundaries adoption and the public participation process.

The Area Plan contains approximately 37 square miles, generally centered around the intersection

AHWAHNEE/NIPINNAWASEE AREA, GENERAL LOCATION

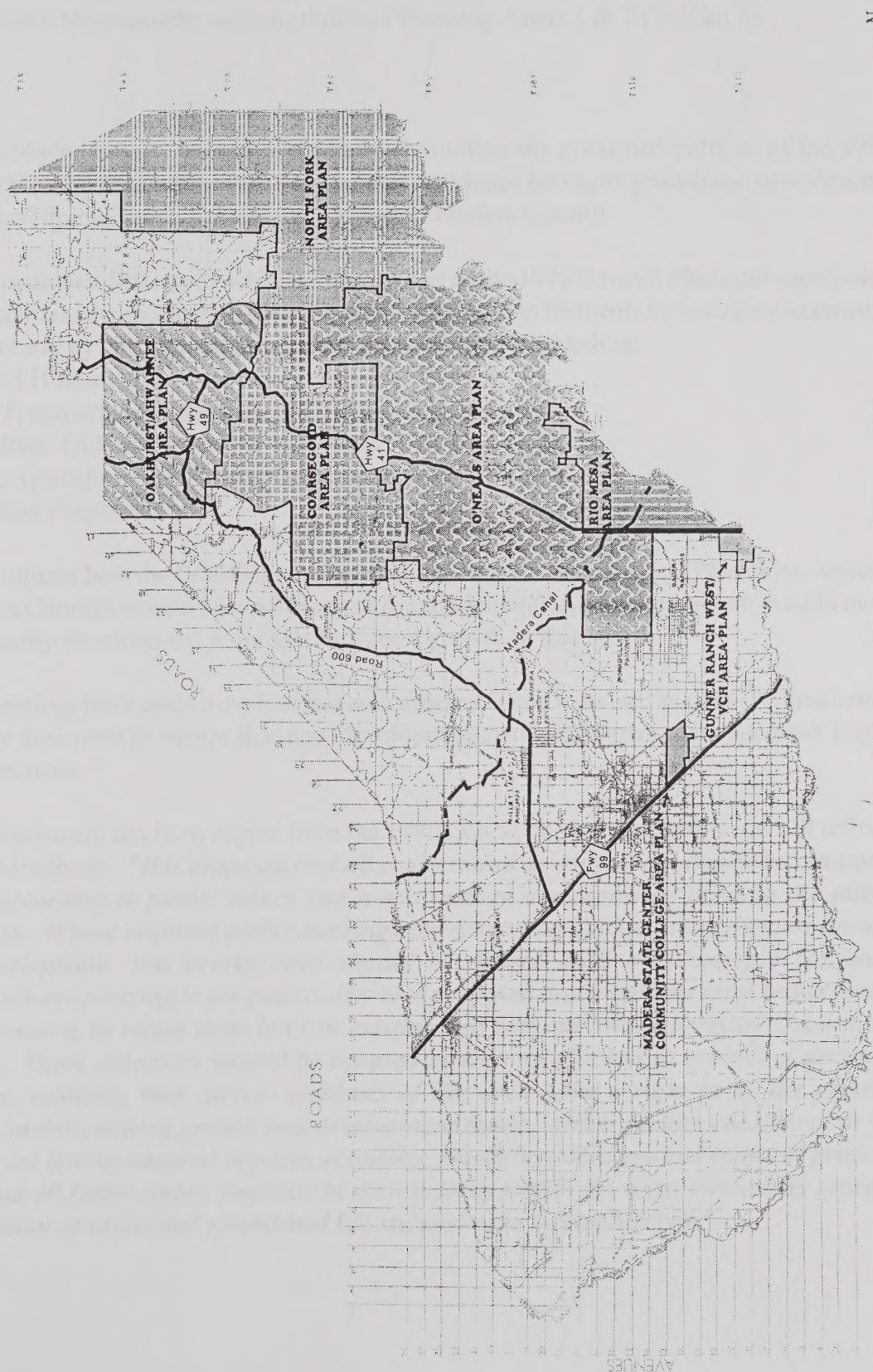
EXHIBIT 1



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MADERA COUNTY ADOPTED AREA PLANS

EXHIBIT 2



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of Highways 49 and Road 600. Madera and Fresno are the nearest major urban areas, approximately 45 miles to the South, and Yosemite National Park is 10 miles to the North. It is bounded on the North by the Mariposa County Line and the Sierra National Forest; on the East by the eastern boundary line for Planning Areas 1 & 2, except for the Ahwahnee Country Club Estates area; on the South by Deadwood Peak and Potter Ridge; to the Southwest corner by Twin Sisters Mountain; on the West by Crooks Mountain/the western limits of Planning Areas 1 & 2 (Exhibit 3).

4. Purpose

The Ahwahnee/Nipinnawasee Area Plan is intended to refine the goals and policies of the 1995 Madera County General Plan and provide more detailed guidance for future growth and development in the Ahwahnee/Nipinnawasee community of Eastern Madera County.

This Area Plan updates a 1980 study which remains a part of the 1995 General Plan until superseded by this plan. The Plan incorporates all state required General Plan elements by reference to county-wide documents and by specific sections of this Plan Summary regarding:

- A. Land Use and Housing
- B. Circulation/Transportation and Noise
- C. Public Facilities, Utilities, and Safety/Services
- D. Open Space/Agriculture and Natural Resources
- E. Implementation Programs.

This Area Plan utilizes both the 1980 Oakhurst-Ahwahnee Growth Management Plan objectives and the 1995 Madera County General Plan policies as a foundation or framework on which to build more specific community development proposals for future growth in this area.

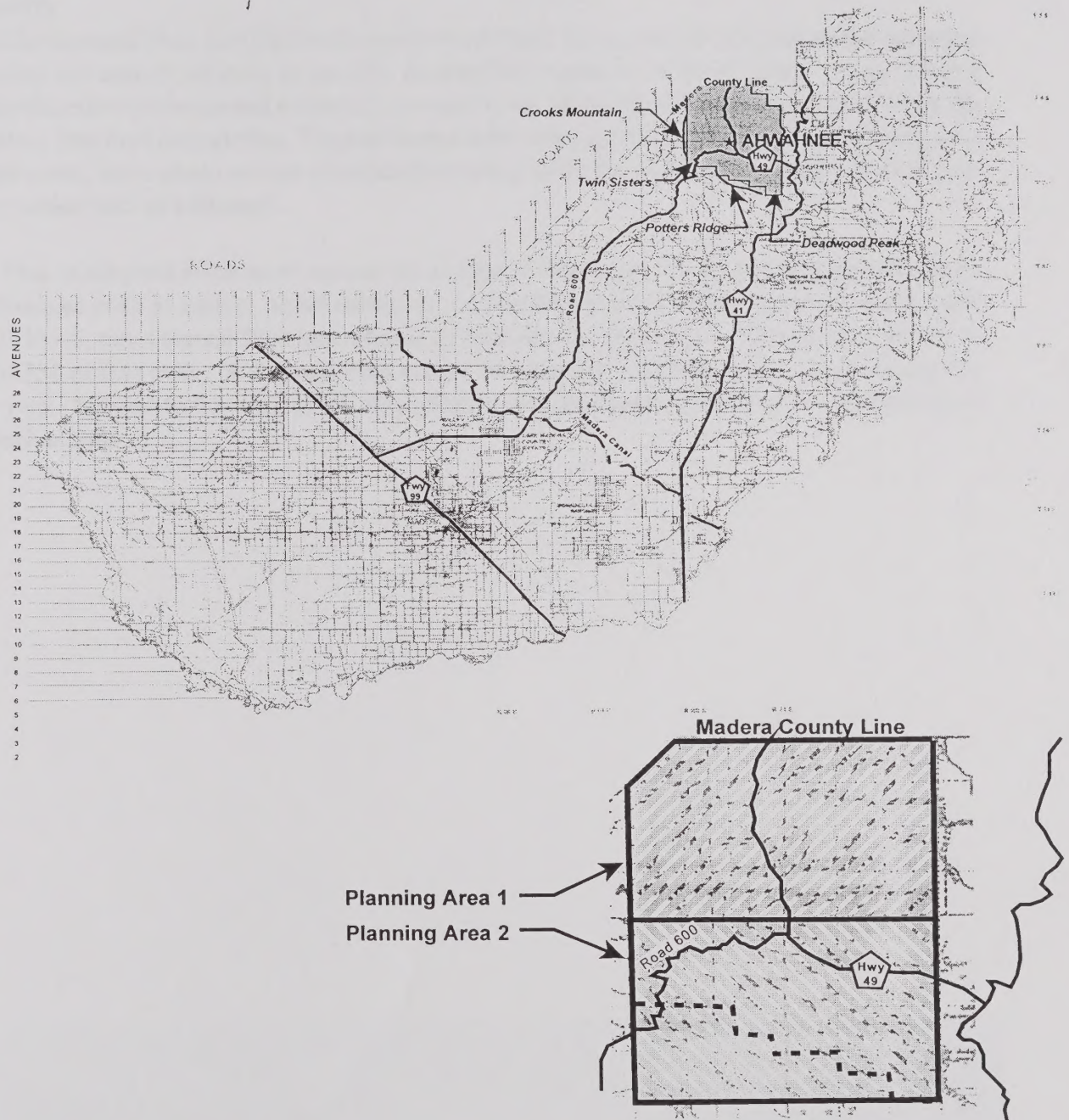
Many public meetings have made it evident that area residents want to retain the planning area's rural character. They also want to assure that new developments are accompanied by adequate public facilities and services.

The following statement has been copied from the 1980 Oakhurst/Ahwahnee plan and still reflects the wishes of Ahwahnee. *"It is proposed that all projects and developments should be evaluated more strictly according to public values and needs as they are expressed through the public hearing process. Where required public hearings prove more opposition than support for any particular development, this development should be denied until the developer can meet conditions which are pleasing to the public. It is also proposed that emphasis must be put on the right of land owners to retain their land in existing use without undue pressures from local developments. These objectives should be adopted by County officials in a binding decision-making policy, realizing that current residents of the area have a right to be the primary consideration in determining growth and development issues. Other factors considered in the planning process (environmental impacts, economic feasibility, development rights of property owners), should all follow public response in their priority within the decision-making process, and the protection of individual established life styles should be emphasized."*

AHWAHNEE/NIPINNAWASEE

Planning Areas 1 & 2

EXHIBIT 3



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This Area Plan update proposes two distinct areas in which urban and rural development should be concentrated to preserve remaining agricultural and open space. These are the "urban reserve" and "rural reserve." (Please refer to the Appendices-Urban & Rural Reserve Areas.)

The Plan is designed to accommodate the projected growth and development anticipated by the 1995 Madera County General Plan.

5. Authority

As part of the General Plan, the California Government Code Section 65301 (b) allows the inclusion of individual documents relating to specific geographic segments of the County. Also, Section 65303 permits other elements and subjects that relate to the physical development of the County for incorporation into the General Plan. The mentioned references are the legal basis for preparing Area Plans. However, these plans are not specifically mentioned by the California statutes, but they are implicitly authorized as indicated.

An Area Plan is adopted in the same manner as a General Plan amendment and is implemented by local ordinances such as zoning, subdivision, etc. According to the California Government Code Section 65301.5, any General Plan amendment is considered a legislative act and must adhere to Section 65358 of this code. A General Plan cannot be amended more than four times during any calendar year. Subject to that limitation, amendments may be made at any time as determined by the legislative body.

II. ENVIRONMENTAL SETTING

1. Natural Environmental Setting

A. Watersheds

The Ahwahnee/Nipinnawasee area is part of the Fresno River watershed which extends into the Sierra National Forest to the northeast, and through the Coarsegold and Raymond areas downstream to the southwest, where it enters Hensley Lake, a man-made reservoir. In this Area Plan, numerous tributary creeks extend north and east of the Fresno River including Peterson, Carter, and Miami Creeks. The 100-year flood hazard areas exist along these tributaries, Crook Creek, and the Fresno River. These flood hazard areas have been as Flood Zone A. They are areas in which Base Flood Elevations have not been determined. The boundaries of flood hazard areas illustrated in Exhibit 4 may change or other areas may be included if more detailed/update studies are conducted.

Most of the water serving existing developments is from wells that draw from fractures in the underlying bedrock, rather than a "water table or aquifer" typical of the San Joaquin Valley. The Fresno River drainage area is a relatively low altitude watershed with most precipitation in the winter season from rain. Little or no channel flow exists from late summer and fall, particularly during dry years. The entire estimated average annual runoff (measured near Daulton) of about 68,500 acre feet, is committed to consumptive use outside the area plan, mainly agricultural irrigation in the Madera Irrigation District of the San Joaquin Valley.

B. Geology and Soils

The planning area is a small part of the Sierra Nevada mountain and foothill areas lying east of the San Joaquin Valley, with upland soils derived from granite or schist. Coarsegold-Trabuco soils compose most of Potter Ridge, and Deadwood Peak to the south, while Ahwahnee-Auberry association soils compose most of the Fresno Flats basin. Holland-Tollhouse association soils compose the fringe of the basin to the north, east, and south. These soils are generally Class IV agricultural capability, suitable for grazing land, but not for intensively cultivated or irrigated crops. Most timber production occurs above the 3000-foot elevation in the Sierra National Forest, above the elevations prevalent within this Area Plan's boundaries. Also, mineral resources within the Ahwahnee/Nipinnawasee area are generally not of economic importance.

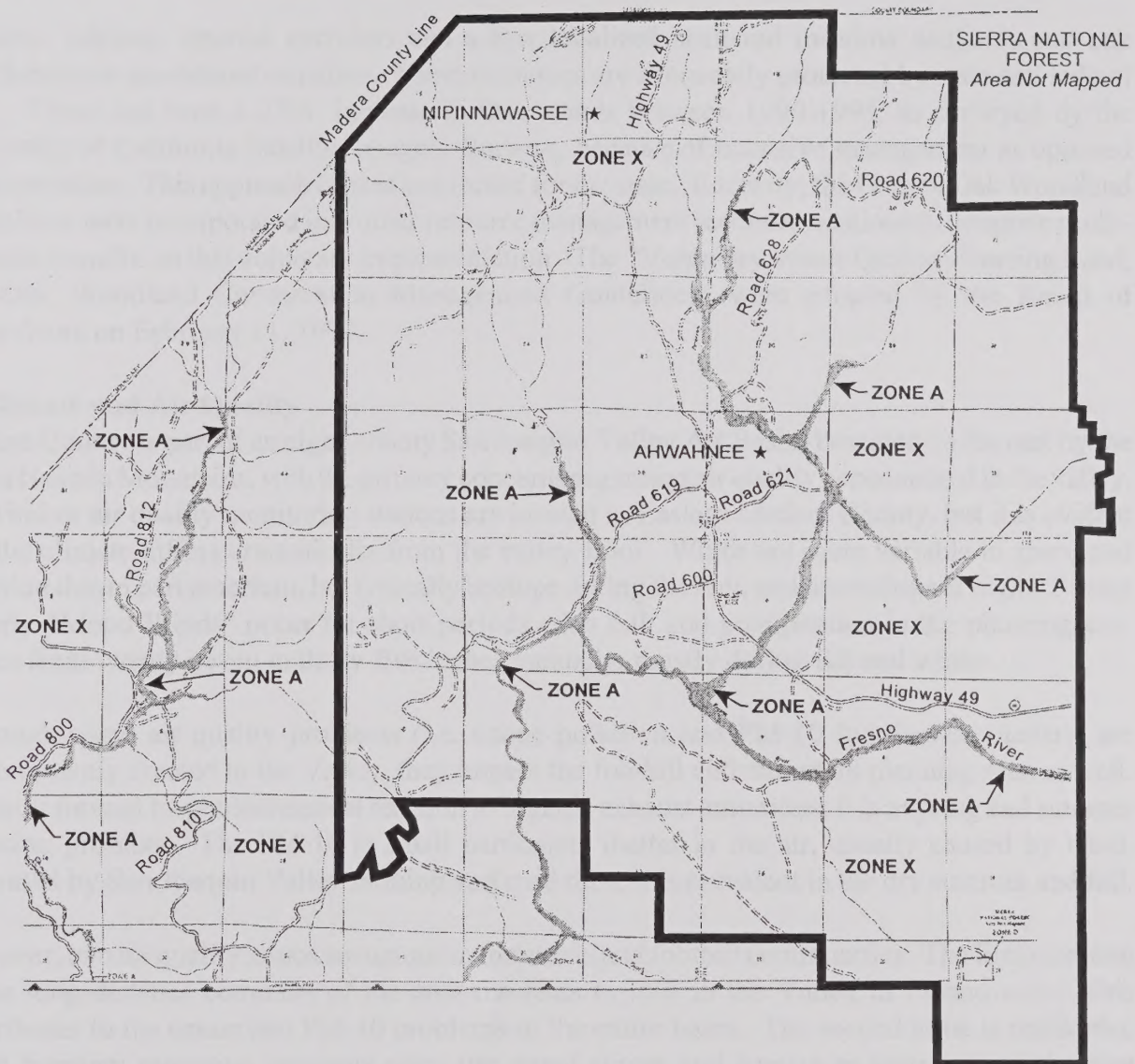
One apparent problem created by development in the highly erodible soils is caused by grading or vegetation removal on steeper slopes, particularly if not stabilized before winter rains. Erosion and siltation can be minimized by avoiding disturbance of slopes greater than 30%, and scheduling necessary grading and slope stabilization prior to winter rains.

C. Vegetation and Wildlife

The Ahwahnee/Nipinnawasee area is part of the interior oak, pine, and mixed chaparral biotic habitat characteristic of the Sierra Nevada foothills, with important corridors of riparian habitat along creeks and rivers. These foothill habitats remain viable for native wildlife for breeding and foraging,

AHWAHNE/NIPINNAWASEE Flood Zones

EXHIBIT 4



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ZONE A: No base flood elevations determined.

ZONE X: Areas determined to be outside 500 year flood plain.

especially as wintering refuge for deer and various predators. The riparian corridors are particularly important movement corridors for migratory species.

Valley oaks and blue oak woodland areas are encompassed by blue oak-digger pine mix. This pine mix has a shrub understory of manzanita, chaparral, and patchy grasslands. Much of the planning area slopes are covered with mixed chaparral. This is a "fire climax" plant community with considerable dead wood and highly-flammable vegetation. The chaparral is particularly thick on south-facing slopes. Mixed conifer forests compose the upper elevations at the northeast edge of the planning area around Yosemite Forks.

Of these habitats, riparian corridors and a few localized scattered meadow wetlands and oak woodlands are considered sensitive. These resources are adequately protected by state and federal laws. There has been a 23% increase in Oak stands between 1990-1995, as surveyed by the University of California Satellite Imagery Surveys, because of intensive management as opposed to preservation. This approach is used as a model for the state. Recently, the County Oak Woodland Guidelines were incorporated into other resource management recommendations to integrate multi-resource benefits in this voluntary implementation. The "Voluntary Water Quality, Grazing Land, and Oak Woodland Conservation Management Guidelines" were adopted by the Board of Supervisors on February 11, 1997.

D. Climate and Air Quality

Madera County is part of an eight-county San Joaquin Valley Air Basin, bounded on the east by the Sierra Nevada Mountains, with the primary concerns regarding air quality concentrated in the valley. No wind or air quality monitoring stations are located in Eastern Madera County, but it is evident that the climate differs dramatically from the valley floor. Winds are more variable in speed and direction due in part to terrain, but typically upslope during the day, and downslope at night. Strong easterly "Mono Winds" occur for short periods each fall, and precipitation in the planning area ranges from twenty-seven to thirty-five inches annually, mostly during fall and winter.

Although some air quality problems (i.e. ozone pollution and PM-10 [particulate matter]) are predominantly created in the Valley, they impact the foothill and mountain planning area as well. Ozone is formed by photochemical reaction to organic exhaust emissions; it is a spring and summer pollution problem. The PM-10 is small particulate matter in the air, usually caused by wind, generated by San Joaquin Valley farming and road dust; it is prevalent in the dry summer and fall.

However, two air quality issues are unique to mountain and foothill communities. The first is related to the long-distance commute of the area residents to jobs in the Valley or Fresno area. This contributes to the ozone and PM-10 problems of the entire basin. The second issue is residential wood burning; mountain residents often use wood stoves and heaters as their primary heating sources. On nights and mornings when strong inversion occurs, the small mountain valley can fill with smoke from wood burning. Wood smoke may also cause a localized neighborhood problem if the wood burning device is operated incorrectly or wood with excessive moisture content is burned. Appropriate measures should be considered to reduce the impact of wood burning on the

health of local residents.

2. Built Environmental Setting

A. Development History

Western settlement and development of Fresno Flats and Grub Gulch began with mining and hunting activities almost 150 years ago. The California Gold Rush of 1849 did not directly create the communities now known as Oakhurst and Ahwahnee, but both were small supporting service centers along transportation routes established at that time. In the early 1900's, lumber became the economic base of Eastern Madera County. The agricultural valley portion of Madera County was the focus of most population growth and urban development until post World War II, when mountain recreation and resort developments began the rediscovery of the "foothills."

During the 20 years since 1970 (when the population of Madera County was 41,500), the County population growth has continued at rates exceeding the statewide average to more than double. This resulted in a 1990 census count of 88,099. The population of the unincorporated areas increased faster than the cities of Madera and Chowchilla; in 1998 the cities composed 43% rather than 48% of the total county population, according to the 1990 census. Currently, the County has an estimated population of approximately 114,000 (Source: California Department of Finance).

Rural residential and urban development in the foothill area were concentrated in a portion of the Fresno River watershed known as "Fresno Flats" with Ahwahnee/Nipinnawasee at the west end and Oakhurst at the east.

B. Recent Land Use and Development Trends

Tourism and recreational resort development, generated by Yosemite National Park, Bass Lake, and Sierra National Forest attractions, have replaced lumber as the primary economic development base. The most significant development trend in recent years, however, is the rapid subdivision and parcel map activity since 1970, reflecting new rural residential development for retirement homes and families wanting to live in the foothills, and willing to commute to Valley jobs. However, over 50% of the Ahwahnee/Nipinnawasee land area is currently used for agriculture-related activities (ranching, some farming, etc.)

Since 1980, Oakhurst has experienced rapid retail commercial and highway service growth and development. The junction of Highways 41 and 49 attracted two shopping centers that serve community and regional retail needs, while Highway 41 north of this junction has developed with many motels and restaurants serving regional tourists, as well as local needs. Heavy commercial uses have scattered throughout the commercial-zoned area and lack a specific area of concentration, while other light industrial uses have also dispersed, generally within Oakhurst commercial zones.

The 1989 Highway 41 Corridor Study indicated that from 1977 to 1988, 277 parcels were created within Ahwahnee/Nipinnawasee area while 2,165 parcels were created in the Eastern Madera County (according to the Planning Department records, 106 parcels were created in Ahwahnee/Nipinnawasee

between 1989 and 1998 while 1,816 parcels were created in the Eastern Madera County). It was estimated that the 1980 population of the Oakhurst-Ahwahnee planning area was about 5,600. The 1990 census shows a North-Highway41-corridor population of almost 16,000 persons. This includes Coarsegold, Yosemite Lakes Park, Oakhurst, and Ahwahnee.

A 1992 demographic study by Maas Rao, Taylor and Associates prepared for the Eastern Madera County Chamber of Commerce estimated approximately 12,790 persons in the Oakhurst zip code, and a population of 1,680 in the Ahwahnee zip code in 1990. This adds up to almost 14,500 persons in Oakhurst/Ahwahnee alone while the Coarsegold Area was estimated to contain an additional 7,300 persons.

The 1990 census and subsequent County development data do not coincide with planning subareas of Eastern Madera County to enable an accurate estimate of the existing population in Ahwahnee. For purposes of this Area Plan, the approximate population of Ahwahnee/Nipinnawasee is assumed to be 3,000 (1 person per 8 acres). These numbers are a compromise between 1990 census counts and the 1992 demographic study estimates for 1990. They are also approximate estimates based on local traffic analysis zone data used in the 1995 Madera County General Plan.

C. Circulation/Transportation and Noise

A community is both defined and constrained by the network of highways, roads, streets, waterways, and railways that move its residents and goods through, in, and out of the area. The historical emphasis of transportation planning efforts in Madera County, including the Ahwahnee/Nipinnawasee community, has been on the development of a street and highway network that will meet the demand of private automobile users.

A number of different types, or classifications, of roads exist in Madera County, each serving a different purpose. According to the General Plan and Section 4290 of the Public Resource Code, roads may be classified as arterial, collector, local, or emergency. The following table specify the standards for these roads.

Roadway Type	Function	Access/Traffic Control	Cross Section
Arterial	Provides moderate volume connections between activity centers and connections from collectors to freeways, highways, and expressways.	Can intersect with any facility, though access to local roads and driveways should be minimized. Traffic signals typically spaced at ¼ to ½ mile intervals.	2-6 lanes
Collector	Serves as low volume connector between local streets and arterials; also provides access to parcels.	Access to other roadways not restricted; driveways should be no closer than 50 feet to major intersections. Controlled by two- or four-way stop signs or signals at ¼ mile intervals.	2 lanes
Local	Provides access to parcels.	Access is not restricted.	2 lanes
Emergency	Provides all-weather access with a minimum of two-nine foot lanes and 14-foot vertical clearance. Roadway surface should be capable of supporting 40,000lb of load and maximum grades shall not exceed 16%.	Access is not restricted.	2 lanes

State Highway 49 is the arterial road in Ahwahnee; Road 600 is designated as a collector while Road 628 functions as a collector. Other roads that function as collectors include Roads 601 and 621, Griffin Drive, and Harmony Lane. Local circulation improvement is needed to support state highways and county roads forming the majority of the existing network of through streets. Many local streets are dead-end drives (some of which do not conform to current County improvement standards). Emergency access is, therefore, an important issue for the area residents. Recent community efforts in Oakhurst may serve as an inspiration for Ahwahnee/Nipinnawasee to address this issue. Collaborative efforts of landowners and natural resource management groups, through the Ponderosa Acres Fire Safe Demonstration Area project, culminated in implementing a successful alternate emergency access. This access was built across Sky Acres, Ponderosa Acres, and Mountain View subdivisions to Road 222/Highway 41. The 1998 Coarsegold Resource Conservation District Grant provided the necessary funds for this project.

Several major natural barriers such as the Fresno River, numerous tributary creeks, and rocky and steep mountain terrain have precluded or complicated a more complete network of regional or community circulation routes. While new development occurring within the county is required to provide adequate access in the form of local roads to serve development, financial constraints in the past may have prevented the design and construction of transportation routes which serve the community as a whole rather than individual private developments.

No public transportation facilities or routes exist within the boundaries of this Area Plan. Volunteer systems such as the driver escort service, as well as the senior bus system, operate for special purpose activities and are administered by the Madera County Action Committee. The rural densities which are prevalent throughout this region have typically precluded successful public transit systems, which require more concentrated populations in order to gain sufficient ridership. Ahwahnee/Nipinnawasee area is, therefore, dependent on private automobile and truck access. Bike and pedestrian facilities are absent in the Ahwahnee/Nipinnawasee area, and the steep terrain

occurring in many parts of the region requires that attempts to incorporate such facilities into the circulation system be carefully planned and implemented. Also, no rail or airport facilities exist in the area. Attempts to improve the existing transportation and circulation system in the planning area will include both maximizing existing facilities and working with public and private groups to create opportunities for new facilities.

Noise studies conducted for the 1995 General Plan revealed that Ahwahnee/Nipinnawasee is a relatively quiet community. However, the traffic noise on major streets (particularly Highway 49) is becoming a potential land use compatibility problem for residential or other sensitive uses (i.e. schools). This may require design-related mitigation measures such as berms, walls, or setbacks as traffic increases.

D. Public Facilities, Utilities, and Safety/Services

1. Schools

The planning area's public schools are provided by the Yosemite Union High School District and the Bass Lake Elementary School District; each head-quartered in Oakhurst adjoining the Oak Creek Intermediate School (Exhibit 5). The High School has a current enrollment of approximately 1,000 in grades 9-12; it has an estimated capacity of approximately 1,300 in current permanent and portable facilities at the Road 427 campus. Wasuma Elementary School in Ahwahnee provides K-8 facilities for 353 students. It uses 11 portable classrooms to accommodate current enrollment with little or no reserve space for projected increases due to continued development.

2. Parks

While Eastern Madera County has an abundance of recreational opportunities as a result of its proximity to state recreation areas and Federal Forest Service lands, no community or neighborhood parks exist in this Area Plan. Community residents use school grounds during evenings and weekends when available. Although the County owns a large property in Ahwahnee (Ahwahnee Sanitarium), no portion of it is developed for park use. Recreational/cultural opportunities could be provided through an appropriate development plan for this property. The nearby State Round House Historical Site is also not suitable for general recreation or conventional park use. Currently, there is some community interest in the formation of a Park and Recreation District.

3. Water Supply

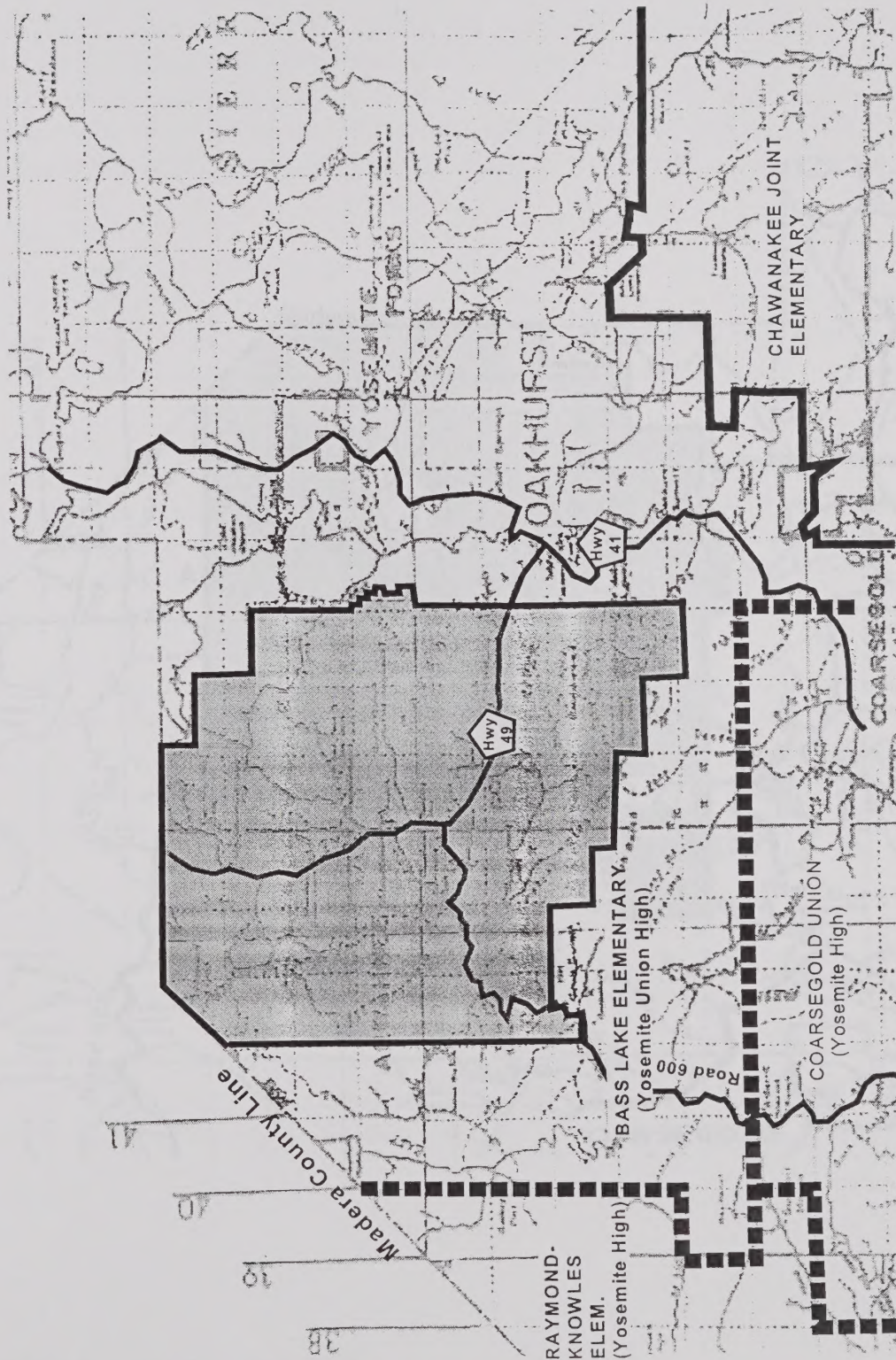
The Hillview Water Company is the largest water supply entity, serving southern portions of Ahwahnee. County Maintenance Districts (43, 46, and 60) and smaller community systems serve other existing subdivisions (Exhibit 6). Large portions of the rural residential development in the planning area are on individual private wells, providing unreliable domestic supply and deficient fire suppression water storage, with no distribution.

4. Sewerage and Waste Disposal

Solid waste/garbage disposal is provided by the Eastern Madera County Disposal Company,

AHWAHNEE/NIPINNAWASEE School Districts

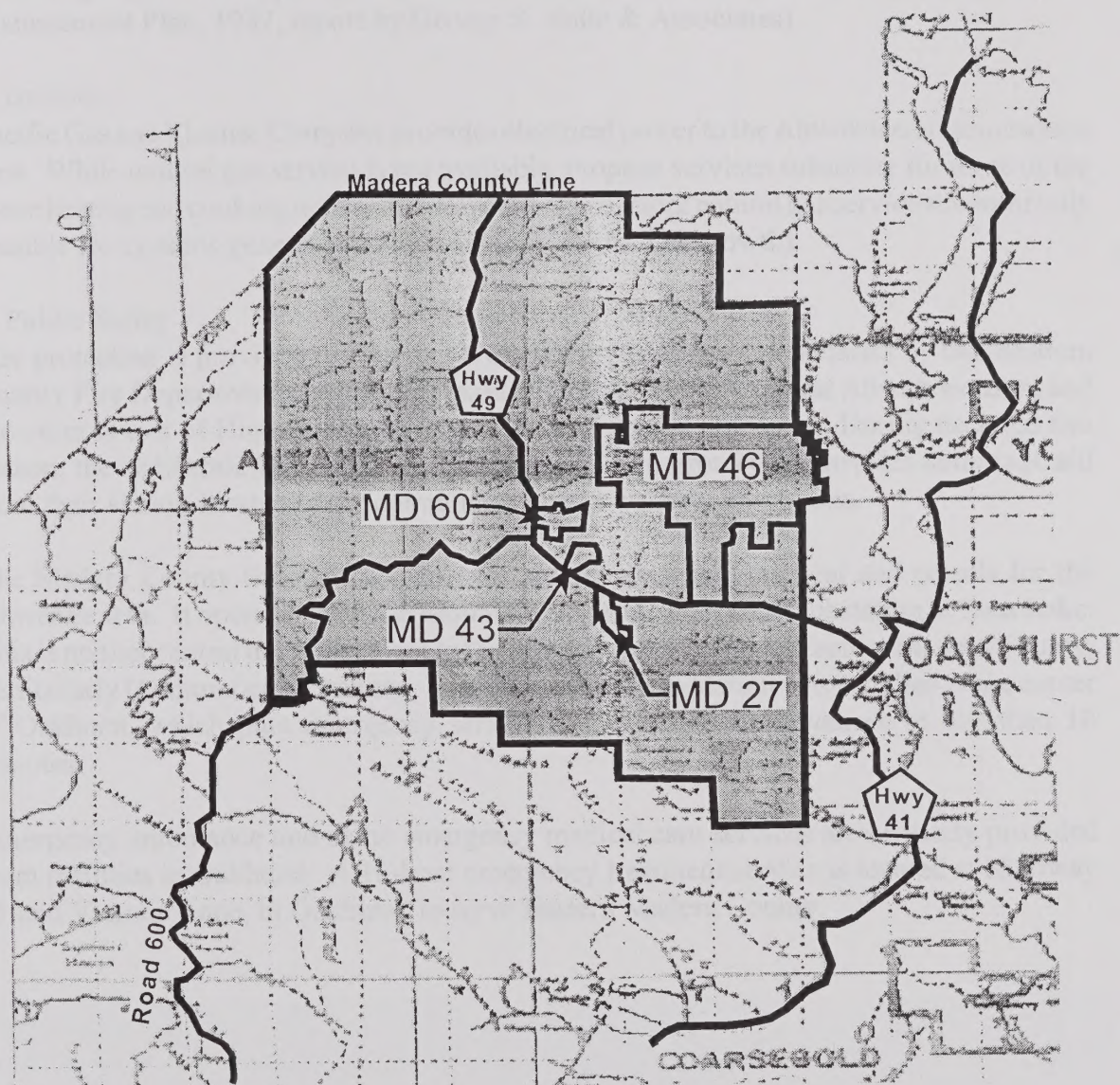
EXHIBIT 5



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AHWAHNEE/NIPINNAWASEE Maintenance Districts

EXHIBIT 6



a private firm with a transfer station, located near the sewer treatment plant in southwest Oakhurst.

The County operates M.D. 27 which serves the Goldside Estates subdivisions in south Ahwahnee with small separate collection, treatment, and spray disposal fields. The remaining areas in Ahwahnee, including several commercial and tourist facilities, are dependent on private septic systems, none of which are regularly monitored or required to be maintained. Lack of adequate sewer and septic facilities has caused surface and groundwater pollution and contamination in developed portions of Ahwahnee. This may lead to a potential public health risk, as well as an environmental degradation problem, according to prior water quality studies conducted for the Madera County (e.g. Water Quality Management Plan, 1982, report by George S. Nolte & Associates).

5. Utilities

Pacific Gas and Electric Company provides electrical power to the Ahwahnee/Nipinnawasee area. While natural gas service is not available, propane services substitute for some of the space heating and cooking needs (P.G.&E does not consider natural gas service economically feasible for systems generally include capacity for further growth).

6. Public Safety

Fire protection is provided to different areas within this Plan's boundaries by two Madera County Fire Department stations; one is on Highway 49 in the central Ahwahnee area, and the other is east of Highway 41 on Civic Circle in central Oakhurst. During declared fire season, the California Department of Forestry and Fire Protection provides automatic aid from their station located in the communities of Ahwahnee/ and Usona.

The Madera County Sheriff's Department provides law enforcement and patrols for the Ahwahnee area. It operates from the Mountain Government Center substation at Bass Lake. This is neither central nor convenient to the recent developments in Eastern Madera County, particularly Oakhurst or Ahwahnee. In 1998, a sheriff sub-station was installed in the center of Oakhurst, which puts emergency service to the center of Ahwahnee at less than 10 minutes.

Emergency ambulance and some emergency medical care services are privately provided from facilities in Oakhurst. A 16-hour emergency treatment service is located at Highway 41 and Victoria Lane, in Oakhurst, to serve Eastern Madera County.

Chapter 3

Planning Issues, General Plan Policies, Vision, and Objectives

III. PLANNING ISSUES, GENERAL PLAN POLICIES , VISION, AND OBJECTIVES

1. Projected Growth and Basic Planning Issues

The 1995 Madera County General Plan shows that Oakhurst is the regional retail shopping and commercial service center and the largest concentration of employment in Eastern Madera County, with approximately 2,870 employees as of 1990. The General Plan envisions more than double current population and almost three times the employment for the North 41 Corridor by 2010, projecting 33,000 population, and 8,300 employment. By 2020, these are projected to increase to 40,600 and 11,000, respectively.

The General Plan does not distinguish how the North-41-Corridor growth will be distributed, but the 1989 Highway 41 Corridor Study projected the majority of population increase between 1988 and 2010 would occur in Coarsegold where many more vacant lots are already subdivided and available.

If continuous infill and expansion of Ahwahnee/Nipinnawasee and Oakhurst were to occur without such a significant shift to Coarsegold, conforming to the General Plan projections for the North 41 Corridor, the area might need to accommodate up to 30,000 population by the year 2010. Otherwise, this Area Plan "capacity" would appear adequate beyond the year 2020 based on General Plan projections. In comparison, the 1995 Madera County General Plan EIR estimated 'build-out' capacity, for the North 41 Corridor, in excess of 82,600 population and 27,000 employment. The actual build-out capacity is probably as much as double these estimates if existing zoning and maximum density were developed.

This Area Plan addresses different planning issues. Adequate allocation of residential and non-residential land uses to meet the area's future needs is one of these issues. Another concern is the apparent environmental constraints (steep slopes, water resources/quality, etc.). The Area Plan attempts to reduce the potential population and environmental impact over that defined in the 1995 General Plan. Also, at issue is the consistency of the 1980 Area Plan objectives and land use designations with the 1995 General Plan policies. Despite the intent of the 1980 Oakhurst-Ahwahnee Area Plan objectives, it is apparent that subsequent growth and development have not been adequately managed to minimize degradation of the natural environment and related problems impacting the built environment. Ahwahnee, however, still remains one of the most desired areas for quality family life in the Sierra Nevada Mountains.

The County recognizes that certain resources and public facilities have finite limits, some of which are not yet quantified, which must be considered in managing future growth. A successful growth management approach would protect and enhance the quality of life and character of the area. The 1980 Oakhurst-Ahwahnee Area Plan and the current 1995 Madera County General Plan provide the fundamental objectives and policies upon which this Ahwahnee/Nipinnawasee Area Plan Update is based.

2. 1995 General Plan Policies

The California Government Code Section 65302 requires that the General Plan incorporates seven elements, including land use, housing, circulation, conservation, open space, safety, and noise. For the seven state-mandated elements, the 1995 Madera County General Plan includes numerous goals, policies, and implementation programs. The most relevant of these, influencing the Ahwahnee/Nipinnawasee Area Plan, are outlined below:

A. Land Use and Housing

1. General

- Designate sufficient land to accommodate projected population and employment growth in Madera County.
- New development should be centered in existing communities. Encourage in-fill and development contiguous to existing communities to minimize premature conversion of agricultural and other open space lands.
- Promote patterns of development that facilitate efficient and timely provision of infrastructure and services.
- Require new development to be designed to preserve and maintain the rural character and quality of the county.

2. Residential

- Encourage the planning and design of new residential subdivision to emulate the best characteristics of existing nearby neighborhoods: separate or buffer incompatible uses and facilities.
- Encourage concentration of multifamily housing in and near community and village cores.
- Promote higher density residential development along major transportation corridors and routes.

3. Commercial

- Designate adequate land and promote commercial uses to meet present and future needs and to maintain economic vitality.
- Promote new commercial development in rural communities that provides for immediate needs of local residents and services to tourists, compatible with surrounding area.
- New office development may serve as buffer between residential uses and higher-intensity commercial uses.
- Initiate re-zoning to address excess/deficiency or inappropriately located commercial land.

4. Industrial Economic Development

- Promote new industrial development with the following characteristics:
 - »» Adequate infrastructure and services.
 - »» Convenient connection to regional transportation.
 - »» Sufficient buffering from residential areas to avoid impacts.
 - »» Mitigatable environmental impacts and minimal adverse effects on scenic routes,

recreation areas, and public vistas.

- Protect natural resources upon which the County's basic economy is dependent.
- Promote economic expansion based on the County's recreational opportunities and natural resources.
- Support development of job opportunities in Madera County to provide alternative to commuting to Fresno.
- Work toward jobs-housing balance in existing urban areas.
- Concentrate most growth within existing communities, and emphasize in-fill development, intensified use and expanded services for complete, diverse and balanced communities.
- Encourage employment generating uses near existing residential development.

5. Public Facilities

- Designate adequately sized, well-located areas for development of public facilities to serve both community and regional needs.
- Encourage clustering of public and quasi-public facilities; joint use facilities.
- Encourage maintenance and expansion of hospital and medical facilities to meet needs of residents, employees, and visitors.

6. Visual/Scenic and Cultural resources

- In designated scenic rural areas, require new development to plan and design to avoid locating structures along ridge lines, on steep slopes or in other highly-visible locations.
- Require new development to apply soil conservation practices and minimize land alterations.
- Preserve and enhance hillsides.
- Ensure that hillside developments do not cause or worsen natural hazards such as erosion, sedimentation, fire, or water pollution.
- Conserve forest wilderness and recreation areas in cooperation with state and federal agencies.
- Identify, protect, and enhance important historical, archeological, and cultural sites and their contributing environment.

B. Transportation/Circulation and Noise

1. General

- Provide sufficient access to existing and new development.
- Maintain a minimum Level of Service "D" on all State and County roadways.
- Accommodate through-traffic and direct it to appropriate routes (highways and collectors) to discourage use of local streets.
- Identify appropriate areas for public parking lots.
- Require that new nonresidential developments provide off-street parking.
- Promote transportation control measures to encourage transit, walking and bicycling, ride-sharing, park-and-ride, and other alternative modes of transportation.

- Encourage concentration of urban development, provide integrated non-motorized transportation facilities (bike routes, pedestrian and equestrian trails).
- Designate scenic routes within the county in order to preserve outstanding scenic quality within different geographic settings; protect and enhance scenic corridors through such means as design review, underground utilities, etc.

2. Noise

- Develop noise sensitive land uses away from areas exposed to existing and projected noise sources which exceed 60 dB Ldn, such as major highways.

C. Public Facilities, Utilities, and Safety/Services

1. General

- Ensure timely development of public facilities and maintain adequate level of service to meet the needs of existing and future development.
- Require that new urban development be served by community sewer and water systems where such systems are available or can feasibly be provided.
- Require new proposed development in identified underground conversion districts and along scenic corridors to underground utility lines on and adjacent to the site of proposed development.
- Discourage expansion of rural communities unless necessary services can be provided.
- Require detailed public facility planning as part of the area plans; identify capital improvement needs for a five-year period.
- Ensure adopted facility and service standards are achieved and maintained. Seek broad-based funding sources for public facilities and services that benefit current and future residents.

2. Schools

- Provide for the educational needs of Madera County residents.
- Plan residential uses in areas most accessible to school sites to enhance neighborhoods and minimize transportation and safety problems.
- Include schools among those public facilities and services that are considered an essential part of the infrastructure.
- Encourage location of schools in areas with safe pedestrian and bicycle access.
- Support joint development of recreation areas, turf areas, and multi-purpose buildings.
- Promote development of higher education facilities in Madera County.

3. Parks and Recreation

- Designate land for and promote development and expansion of public and private recreation facilities to serve residents and visitors.
- Maintain a standard of three acres of improved park land per 1,000 population; ensure

funding for the acquisition and development of public recreation facilities.

- Encourage joint-use agreements whenever possible.
- Encourage development of public and private recreational facilities where environmentally appropriate.
- Encourage the development of parks near public facilities such as schools.

4. Water Supply

- Ensure availability of an adequate and safe water supply, and high-quality surface and ground water.
- Approve new development only if adequate water supply to serve such development is demonstrated. Urban and suburban development and rural communities should rely on community water systems.
- Promote use of reclaimed wastewater to offset the demand for new water supplies.

5. Sewerage

- Ensure adequate wastewater collection and treatment, as well as safe disposal of liquid and solid waste. Limit urban expansion to areas and densities where community sewers can be provided.
- Permit on-site sewage treatment and disposal only where all impacts can be mitigated and where community sewer service is not available, nor feasible.
- Permit on-site sewage treatment and disposal where current regulations can be met and where community sewer service is not available and cannot be provided.

6. Storm Drainage and Flood Control

- Provide efficient, cost-effective, and environmentally sound storm drainage/flood control facilities.
- Require new development to provide protection from 100-year flood as a minimum.
- Maintain county eligibility under National Flood Insurance Program.
- Encourage designs that minimize drainage concentrations and impervious coverage; maintain natural site drainage conditions.

7. Utilities

- Provide efficient and cost-effective utilities. Facilitate the provision of adequate gas and electric, communications, and telecommunications to serve existing and future needs.

8. Health and Safety

- Minimize the loss of life, injury, and property damage due to seismic and geologic hazards. Prohibit development in areas with slopes of 30% or more unless it can be professionally demonstrated that such development will not present a public safety hazard.
- Require flood-proofing of structures in areas subject to flooding. Prohibit facilities essential

for emergencies and large public assembly in the 100-year flood plains, unless the structure and access are free from inundation.

9. Fire Hazards

- Ensure that development in high fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable State and County fire standards.
- In areas with high or extreme fire hazards, limit parcel sizes to 2.5 acres or larger or encourage clustered or planned development with on-site fire suppression measures.
- Require fire-resistant vegetation, fire breaks, or fuel management programs in the design of development projects in fire-hazard areas for all new development.
- Require new development to have water systems that meet county fire flow requirements. Where minimum fire flow is not available, identify appropriate alternative fire protection measures (e.g. sprinklers) for new development.
- Require development to provide adequate access for emergency vehicles (and evacuation); all major subdivisions shall have two points of access.

10. Law Enforcement, Fire, and Emergency Medical Services

- Ensure prompt and efficient provision of law enforcement, fire, and emergency medical facilities and service needs. Reserve adequate sites for sheriff, fire, and emergency medical facilities.
- Require that new development be designed to maximize safety and security, and minimize fire hazard. Limit development to very low densities where emergency response times will average more than 20 minutes.
- Protect residents, visitors, property, and watershed resources from fires (maintain the Insurance Service Organization rating 8 in rural areas).
- Maintain maximum first alarm response time to emergency calls of ten minutes in urban areas, fifteen minutes in suburban, and twenty minutes in rural areas.

D. Open Space: Agricultural and Natural Resources

1. Agriculture

- Support continued viability of Madera County's agricultural economy.
- Maintain agriculturally designated areas and direct urban uses to existing communities. Ensure that new development and public works projects do not encourage further expansion of urban uses into designated agricultural areas. Encourage infill development in urban areas.

2. Forest Resources

- Conserve forest resources, enhance the quality and diversity of forest ecosystems, reduce conflicts between forestry and other uses, and encourage a sustained yield of forest products.

Discourage development that conflicts with timberland management.

3. Water Resources

- Protect natural qualities of streams, creeks, and groundwater. Minimize sedimentation and erosion through control of grading and removal of vegetation. Discourage grading activities during the rainy season; mitigate potential pollution impacts. Require the use of Best Management Practices [BMPs] to protect streams from the adverse effects of construction activities.
- Approve only wastewater disposal facilities that will not contaminate groundwater or surface water.
- Require integrating natural watercourses into new development in such a way that they are accessible to the public.

4. Wetland and Riparian Areas

- Protect wetland and related riparian areas as valuable resources; require new development to mitigate wetlands loss.
- Require riparian protection zones with adequate buffers around natural resources.
- Preserve and enhance designated critical riparian habitat. Acquire creek corridors, wetlands, and areas rich in wildlife or of a fragile ecological nature such as public open space where those areas cannot be effectively preserved.

5. Fish and Wildlife Habitat

- Protect, restore and enhance habitats that support fish and wildlife species to maintain populations at viable levels.
- Ensure the conservation of sufficiently large continuous expanses of native vegetation to provide suitable habitat for maintaining abundant and diverse wildlife, if this preservation does not threaten the economic well-being of the County.
- Support preservation or re-establishment of fisheries in rivers and streams, whenever possible.

6. Vegetation

- Preserve and protect valuable vegetation resources.
- Encourage preservation of existing terrain and natural vegetation in visually-sensitive areas such as hillsides, ridges, and along transportation corridors.
- Require native and drought-resistant species in fulfilling landscaping requirements for new developments and project mitigation.
- Support preservation of outstanding areas of natural vegetation, including oak woodlands, riparian areas, and vernal pools.
- Preserve and protect landmark trees.
- Require that new developments preserve natural woodlands.

- Require that development on hillsides be limited to maintain valuable natural vegetation especially forests and open grasslands to control erosion.
- Support the continued use of prescribed burning (or mulching) to reduce fire hazard and enhance the health of biotic communities.

7. Open Space for the Preservation of Natural Resources

- Preserve and enhance natural land forms; natural vegetation; and natural resources (including wetlands, riparian corridors, woodlands and flood-plains) as open space.
- Require, to the maximum extent feasible, that new development be designed and constructed to preserve the following as open space: areas of high erosion hazard, scenic corridors, stream vegetation, wetlands, wildlife corridors, and other areas of special ecological significance.

8. Air Quality

- Integrate air quality planning with transportation and land use planning. Encourage alternative modes of transportation by incorporating park-and-ride lots, transit facilities, and bike and pedestrian facilities in County transportation planning.
- Encourage the installation of low emitting, EPA-certified fireplace inserts and woodstoves, pellets stoves, or natural gas fireplaces in new developments as an alternative to conventional woodburning fireplaces and appliances.

3. Vision Statement

The following Ahwahnee/Nipinnawasee Vision reflects a consensus direction that focuses energy to realize current and future opportunities. It uses the collective insights of the area residents and other stakeholders to pull in the same direction. This Vision is not wishful thinking, but rather collective thoughts of caring community with interests, commitments, and desire for selecting short and long term means of addressing Ahwahnee's issues and building its promising future. In summary, this Vision is intended to provide momentum for the area to cross over to the future that the people of Ahwahnee/Nipinnawasee desire and for which they plan.

Ahwahnee/Nipinnawasee Vision

*"We will maintain, enhance, and enjoy **our quality of life** by being stewards of the environment. We will accommodate **sustainable future growth** by balancing the needs of our built and natural environment. We recognize education as a lifelong comprehensive development of human potential and the backbone of a strong economy; we will, therefore, strengthen Madera County's economy by planning to become a **regional educational center**. We will visually accent the uniqueness of our community and become a regional **recreational center** through the creation and enhancement of parks, meeting places, pedestrian environment, and **historic preservation**."*

Ahwahnee/Nipinnawasee Residents

4. Plan Objectives

In preparing this plan, Ahwahnee/Nipinnawasee residents intend to make it consistent, in spirit and content, with the Madera County General Plan. It is also the residents' intent to devise and immediately apply, soon after the adoption, appropriate zoning districts that implement the goals and objectives of this area plan.

A. Environmental Quality

Promotion of Ahwahnee's environmental quality is essential. The environment and its natural processes have more than aesthetic and recreational values; they are critical to human survival. The intent of promoting the area's environmental quality is to maintain the operation of natural systems/processes that provide services to the human community. Hence, maintaining/enhancing these processes and resources is clearly in the public interest. Natural resources include land, water, air, and life (wetlands, floodplains, groundwater recharge areas, erodible soils, streams, endangered/threatened species, etc.).

Environmental quality is determined by natural resources and human use/misuse of those resources. The intent of this plan is to identify the best use of these resources, which of those are to be consumed and which are to be maintained for future generations. In some instances, land should be kept free of development; and in other cases land can sustain different types of development without detrimental/significant impact. The goal is to seek a balance between opposing aims of conservation and development. Future actions to carry out this goal should capitalize and build on successful achievements to maintain and manage the area's natural resources. One of these achievements that integrate/highlight the benefits of managing and maintaining the area's natural resources is the "Voluntary Water Quality, Grazing Land, Oak woodland Conservation management Guidelines."

Objective 1.

"Community in a park": Develop a plan that reflects Ahwahnee's unique character by maintaining and enhancing a quality physical environment.

- »» Maintain and enhance the natural environment, including farm/ranch land and open space.
- »» Apply land use patterns and intensities in keeping with the community's character.
- »» Maintain such rural character through growth management that applies and strictly adheres to this plan's land use designations.

B. Housing

The word home may evoke images that are slightly different to each individual; these images, nevertheless, are similar. The Ahwahnee/Nipinnawasee community desires their homes to be, "a place of comfort and security."

Just as home has different meanings or forms, so does the idea of community or neighborhood. A

community may be formed from a mixture of housing units, churches, schools, stores, and the like. People identify with their neighborhood or community, often gaining a sense of belonging and community pride. Such a condition may be reached through different activities which the community conducts cooperatively; this ultimately projects a positive image of the community and its values.

The community's value, both monetarily and aesthetically, is affected by the condition of its housing units. Based on that, the Ahwahnee/Nipinnawasee community desires sound, attractive, and comfortable housing in a safe, sustainable, and pleasant environment. The housing development in Ahwahnee/Nipinnawasee should, therefore, be guided to meet the current community's need and impending growth. Attainment of this outcome should be reached while maintaining Ahwahnee's rural character and enhancing its natural environment.

Objective 2.

Provide a variety of housing opportunities for all residents in Ahwahnee.

- Enable and support the formation of residential neighborhoods which provide housing opportunities to meet the community's demand.
- Accommodate future residential development in balance with other land uses.
- Protect existing and future residential areas from incompatible, nonresidential land uses.

C. Employment/Commercial Development

The economic health of the community is a key to its prosperity; employment/commercial development contributes to the community's economy. Location and accessibility are important factors in determining employment/commercial activities. Land suitability/capacity should also be evaluated and addressed.

It should be realized that specific features of the natural environment are more suitable for certain commercial uses than for others. For example, warehousing, because of its typical large footprint, would be more suitable for flat land than for steep-slope areas. Some of the environmental/physical systems that should be considered in related land use decisions include geology, soils, hydrology, plant associates, and fish/wildlife.

Maintaining and enhancing the environmental quality in pursuit of meeting the community's commercial needs should be the sustainable approach. Pursuing non-polluting industry (e.g. high tech/computer-related) is intended, among others, to protect air quality. Different tools would be mobilized to attract this desired industry including job training, loan funds, technical assistance, etc. Achieving quality development also means maintaining a visual landscape that is consistent with Ahwahnee's character.

Objective 3.

Encourage quality commercial development to serve the Ahwahnee/Nipinnawasee community, as well as non-polluting industry.

- Promote commercial services in the existing nodes (refer to Exhibit 8).
- Emphasize the revitalization of existing commercial areas to reach their potential while being attractive providers of goods and services to preserve Ahwahnee's character.
- Develop, promote, and apply reasonable, consistent, and attractive architectural standards to commercial structures built or remodeled in Ahwahnee's commercial zones.

D. Circulation/Transportation

Achieving Ahwahnee's transportation objective involves the realization of a system that considers the rural character of the area. Anticipating and planning for the future rights-of-way is important. Also, providing alternatives to the use of private vehicles encourages a decrease in vehicle miles traveled and protects air quality. In addition, such provisions to encourage walking, hiking, and biking may advance this plan's recreation objective.

Objective 4.

Achieve safe circulation system that accommodates Ahwahnee's needs and enhances its resources.

- Establish a road system that is capable of handling current and future growth. Implement future road improvements in a manner that achieves the intent of the land use plan, maintains Ahwahnee's rural character, and maintains/enhances its natural resources.
- Prior to development, identify needed improvements for Ahwahnee/Nipinnawasee roads network.
- Improve the road system to permit better emergency access; enforce the Fire Safe Regulations of Madera County Ordinance 542 at a minimum (this ordinance replicates Section 4290 of the Public Resources Code).
- Use state standards to identify potential scenic routes that enhance Ahwahnee's character.

E. Public Facilities/Infrastructure

The basic approach for a successful plan is to plan and provide the infrastructure facilities that support the land use plan/designations. For example, the rural reserve or Agriculture Residential designation area should not be provided with those facilities/services that encourage urban-form growth (e.g. wastewater treatment plant). On the other hand, urban reserve areas should be provided with urban services and facilities to meet their need.

Objective 5.

Ensure adequate and timely infrastructure improvements.

- Ascertain that needed improvements are concurrent with the new development (improvements to be completed prior to operation/occupancy). Infrastructure includes, but is not limited to, water, sewerage, schools, roads, fire, health facilities, and parks.
- Maintain/enhance water quality by planning for safe and sustainable water and sewerage facilities

that protect public health.

F. Education/Recreation

Reaching the education objective of this plan requires the creation, support, and expansion of vital partnerships within the community. This includes partnerships between businesses, government, religious establishments, volunteer organizations, parents, schools, and individual residents. All residents should be considered as potential resources/expertise that implement this community objective.

Objective 6.

Consider the County's Ahwahnee property for a regional recreational and educational center for all of the residents of Madera County.

G. Community Role

The Ahwahnee/Nipinnawasee Plan should build upon the strength of its residents. A well organized community is the key to realize this strength. As an organized community, Ahwahnee/Nipinnawasee (through its local community council) has already proven that such an organized forum made it easier to define and institute common goals/objectives for the area. This is key to a successful plan. An organized community also means self awareness which is key to a defined character and, in turn, leads to self respect and pride. Character, self respect, and pride are the uplifting powers for a community.

Objective 7.

Strengthen the community's role and sense of ownership in implementing this plan through an active Ahwahnee Community Council recognized by the County Planning Commission and Board of Supervisors.

Chapter 4

Area Plan Proposals

IV. AREA PLAN PROPOSALS

1. Basic Concepts

Ahwahnee/Nipinnawasee should plan its future, rather than just let it happen. It should be proactive in recognizing/ addressing potential issues associated with growth and development and in maintaining/enhancing the area's many natural environmental assets.

The 1980 plan contained the following statement: *"The corridor between Oakhurst and Ahwahnee along Highway 49 was originally designed for residential use. At the current rate of development along this route, the communities of Oakhurst and Ahwahnee could easily become contiguous within the next 10 years."* Fortunately, this has not happened. The boundary between Oakhurst is very obvious with a distinct change from commercial and high density residential, to agricultural and low density residential. At many public meetings during the process of developing this plan, it was obvious that the residents want to maintain this separation.

Water and sewerage are an essential factor in managing current and future growth in the Ahwahnee/Nipinnawasee area. The area depends on wells for its water. No "water table" exists; the water is obtained from fractures in the underlying rock, which are frequently not connected. The recharge is unknown and there is evidence from abandoned wells that some may never recharge. The EIR for the 1995 County Plan states that, *"While the County requires individual developments to provide proof of sufficient groundwater, the cumulative impact of development in the foothills is unknown and therefore considered significant."*

No community sewage systems exist in the planning area apart from a small system in the Goldside area. The mentioned EIR also states, *"Substantial new development is forecast for the North 41 Corridor area, and while the policies of the General Plan address water quality impacts on an individual basis, the cumulative effects from all the septic systems in this area are unknown."*

For the above reasons, this plan restricts new development to 1 dwelling per 5 gross acres unless community water and sewerage systems are provided. With modern technology, this can be cost effective when compared to individual systems.

Among the important environmental features/qualities the citizens of the area enjoy and want to manage, maintain, and enhance are:

- Oak woodlands, pine forests, and mixed chaparral covered hills interspersed with rock outcroppings and grassy meadows.
- The riparian corridors along the Fresno River and its numerous tributary creeks with clean water. This would serve to support a diverse wildlife of native plants, fish, and animals that are dependent on these habitats and resources.
- Natural land-forms and features in and around the developments which form the communities.
- Views and vistas from many vantage points to enjoy the natural setting and open space

characteristics of the area, particularly from major highways, streets, and public places.

- Clean air and water, noise free, and comfortable year-round climate characteristic of the mountain/foothill area, attractive to an outdoor lifestyle.

Existing and future community development should reflect the citizens' desire to enjoy this natural setting and rural residential/small-town character. Also essential in this setting is to have economically viable and well-balanced communities. Some of the characteristics and qualities which should be reflected in such communities are:

- Housing opportunities for diverse needs should be encouraged. This includes low and moderate income persons, seniors, and young families within existing neighborhoods, rural residential areas, and planned urban multifamily developments. Further development should be guided to prevent sprawl.
- Regularly needed goods and services should generally be available in or near the Ahwahnee/Nipinnawasee area, without requiring residents and visitors to travel to the San Joaquin Valley, except for specialized products or services.
- Educational and employment opportunities should be appropriate for area residents' interests and skills. Educational opportunities may include elementary, secondary, college, and special training programs. Employment opportunities may include retail and tourist commercial, light industrial, and other diverse professional job opportunities.
- Public facilities and services such as schools, parks, fire and sheriff, and other infrastructure (such as roads, water, sewer, and other utilities) should be adequate and affordable to the existing citizens. Reasonable capacity for these facilities/services should be available for planned growth and development.
- Ahwahnee/Nipinnawasee could be a regional recreation and specialized education center, utilizing the unique opportunity provided by the County's Ahwahnee property.
- Oakhurst may serve as Eastern Madera County's regional center for government, transportation, tourist services, entertainment, cultural, professional, medical and social services, employment, and retail trade.
- Ahwahnee/Nipinnawasee should enhance its own distinct community identity.

2. Proposed Policies

A. Land Use and Housing: Urban and Rural Development Proposals

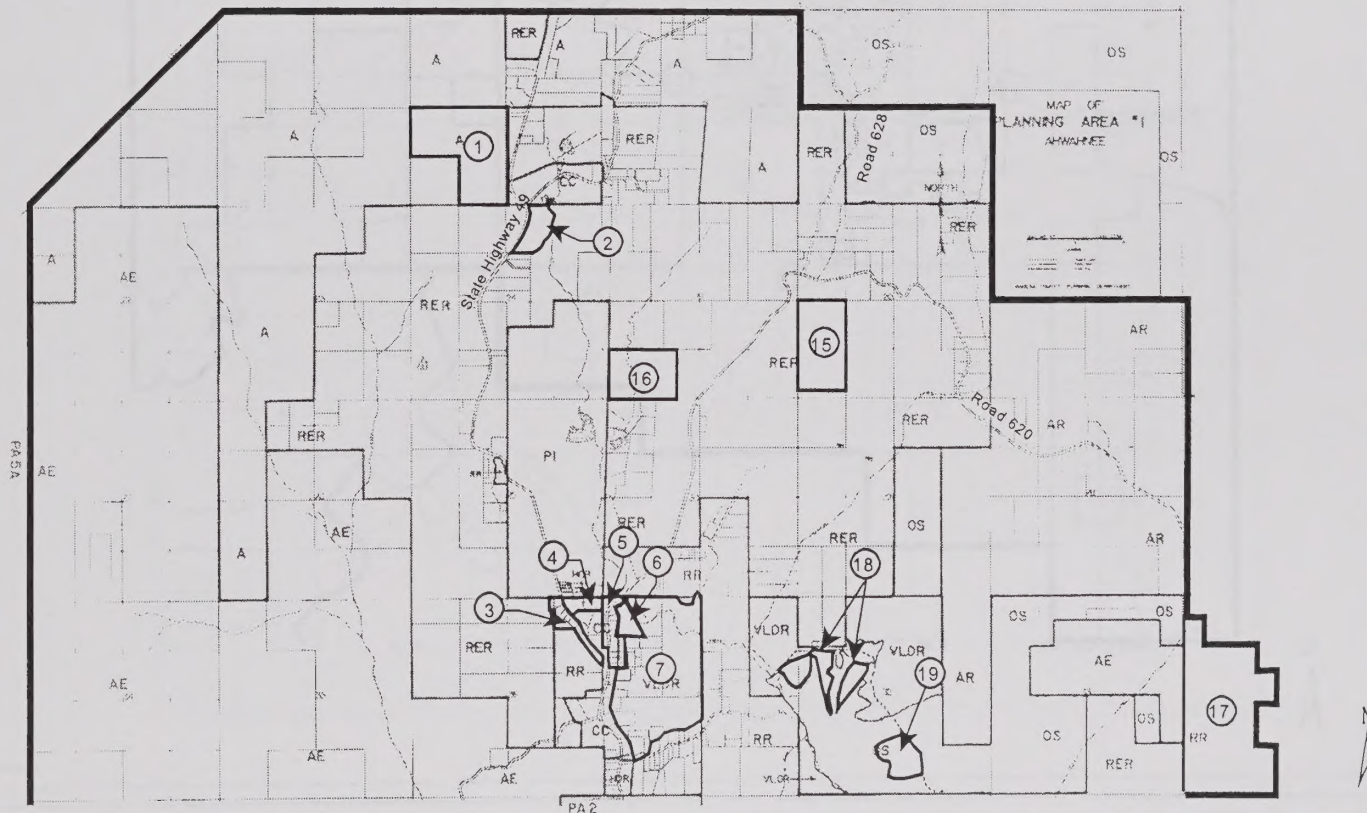
Exhibits 7 and 8 illustrate the proposed Land Use Plan for Ahwahnee. The land use categories used in this Area Plan are generally consistent with the 1995 Madera County General Plan and are briefly described in this and the following sections.

Outside the urban and rural reserve areas, the portions of the Area Plan intended for open space, agricultural, and natural resource conservation are generally designated Agricultural Exclusive (AE), Open Space (OS), Agricultural (A), or Agricultural Residential (AR). Within the rural reserve areas, generally proposed for or developed with residential parcels of 2.5 to 5 gross acres each, the land use designations are predominantly Real Estate Residential (RER) and Rural Residential (RR).

AHWAHNEE/NIPINNAWASSEE LAND USE PLAN

EXHIBIT 7

Planning Area #1



NOTE: Not to scale

1995 General Plan Designations

A - Agriculture	MDR - Medium Density Residential
AE - Agricultural Exclusive	NC - Neighborhood Commercial
AR - Agricultural Residential	OS - Open Space
CC - Community Commercial	PI - Public Institutional
HC - Heavy Commercial	PO - Professional Office
HDR - High Density Residential	RER - Rural Estate Residential
HSC - Highway Service Commercial	RR - Rural Residential
HI - Heavy Industrial	VLDR - Very Low Density Residential
LI - Light Industrial/Business Park	

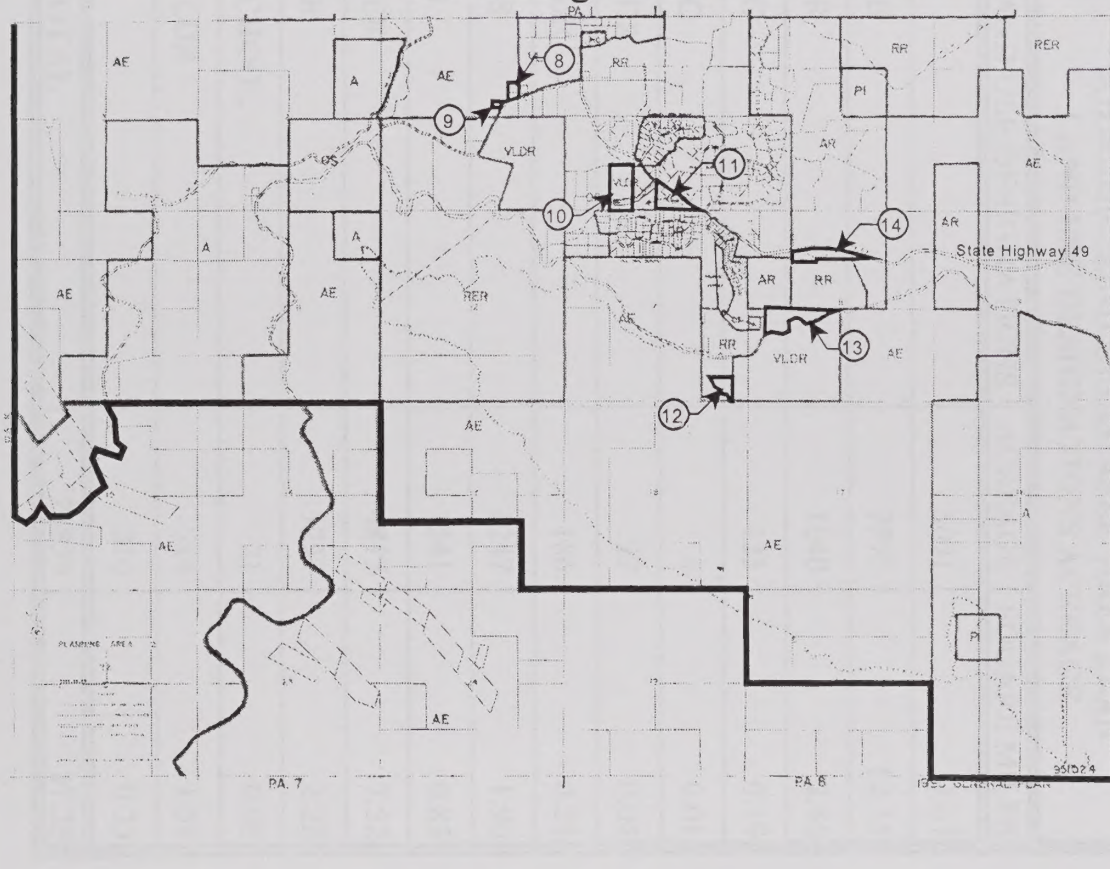
Refinements to the 1995 General Plan

	1995 GP DESIGNATION	PROPOSED DESIGNATION		1995 GP DESIGNATION	PROPOSED DESIGNATION
1.	AE	A	7.	VLDR	RER
2.	RR	VLDR	15.	RER	A
3.	RR	VLDR	16.	RER	A
4.	HDR	CC	17.	RR	A
5.	CC	VLDR	18.	VLDR*	LDR*
6.	VLDR	PI	19.	OS*	LDR*

*Max. Development Area = 27 Acres with Max. 135 DU

AHWAHNEE/NIPINNAWASSEE LAND USE PLAN

Planning Area #2



NOTE: Not to scale

1995 General Plan Designations

A - Agriculture	MDR - Medium Density Residential
AE - Agricultural Exclusive	NC - Neighborhood Commercial
AR - Agricultural Residential	OS - Open Space
CC - Community Commercial	PI - Public Institutional
HC - Heavy Commercial	PO - Professional Office
HDR - High Density Residential	RER - Rural Estate Residential
HSC - Highway Service Commercial	RR - Rural Residential
HI - Heavy Industrial	VLDR - Very Low Density Residential
LI - Light Industrial/Business Park	

Refinements to the 1995 General Plan

	1995 GP DESIGNATION	PROPOSED DESIGNATION		1995 GP DESIGNATION	PROPOSED DESIGNATION
8.	AE	VLDR	12.	VLDR	RR
9.	AE	VLDR	13.	VLDR	RR
10.	VLDR	RR	14.	AR	RR
11.	RR	VLDR			

EXHIBIT 8

The land use designations within the urban reserve areas include: Very Low Density Residential (VLDR), Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Professional Office (PO), Public Institutional (PI), Neighborhood Commercial (NC), Community Commercial (CC), Mixed Use Core (MUC), Highway Service Commercial (HSC), Highway Commercial (HC), and Light Industrial (IL). It is necessary that community water, sewerage, as well as other public facilities and services be provided in these areas.

The following table summarizes the approximate acreage within the Area Plan for each proposed land use designation:

AHWAHNEE/NIPINNAWASEE AREA PLAN LAND USE DESIGNATIONS ACREAGE		
LAND USE DESIGNATIONS	ACREAGE	SQUARE MILES
A	5091	7.67
AE	7773	12.15
AR	1640	2.56
CC	123	0.19
HC	4	0.01
HDR	27	0.04
LDR	186	0.21
OS	1247	1.96
PI	541	0.85
RER	4815	7.52
RR	1237	2.22
SCHOOL	21	0.03
VLDR	924	1.51
	210	0.33
TOTAL	23839	37.25

The following table summarizes the Area Plan's refinements to the 1995 General Plan land use designations in Ahwahnee. Exhibits 7 & 8, as well as the last appendix display these refinements.

AHWAHNEE/NIPINNAWASEE AREA LAND USE PLAN ADOPTED VERSES PROPOSED DESIGNATIONS					
REF. #	ADOPTED LAND USE	EXISTING ZONING	PROPOSED LAND USE	IMPLEMENTING ZONING	ACREAGE
1	AE	ARE-40	A	ARE-20	106
2	RR	RRS-5, AR-5	VLDR	RRS-2	21
3	RR	RMS/MHA	VLDR	RRS-2	13
4	HDR	RMS	CC	CRM	8
5	CC	CRM	VLDR	RRS-2	13
6	VLDR	RMS	PI	IA	9
7	VLDR	RMS, -RM	RER	RRS-5	120
8	AE	RMS	VLDR	RRS-2	4
9	AE	RMS	VLDR	RRS-2	1
10	VLDR	RMS	RR	RRS-2.5	11
11	RR	RMS	VLDR	RRS-2	12
12	VLDR	RRS	RR	RRS-2.5	6
13	VLDR	-RM	RR	RRS-2.5	19
14	AR	-RM/MHA, PCD	RR	RRS-2.5/MHA,	15
15	RER	ARE-40	A	ARE-20	65
16	RER	ARE-40	A	ARE-20	60
17	RR	ARE40/OS/RRS-5	A	ARE20	183
18	VLDR	RRS-2.5/OS/-RM	LDR*	PRD	42
19	OS	OS	LDR*	PRD	12
Total					720

NOTE: All acreage are approximate

*Maximum development area is 27acres with a maximum of 135 dwelling units.

Considering the information in the above two tables, the following represents the net percentage change in land use designations within the Area Plan:

Agricultural designations (308 acres gained and 111 lost)	0.5%
Rural residential designations (171 acres gained and 369 lost)	2.5%
Urban residential designations (76 acres gained and 173 acres lost)	7.3%
Commercial designations (8 acres gained and 13 acres lost)	3.9%

The mentioned refinements and the following policies are intended to better achieve Area Plan Objectives 1-3 regarding the maintenance/enhancement of the local community's character, provision of rural residential opportunities and encouragement of controlled development in selected areas, provision of adequate housing, designation of areas suitable for industry and economic development, and encouragement of quality commercial development in existing nodes. [LU# denotes land use policy number.]

LU-1: Establish areas for "urban reserve" to be served by existing and potential urban services, and areas for "rural reserve" committed to or appropriate for rural residential development without full urban services.

LU-2a: Implement additional measures (e.g. monitoring, testing and related resource as well as impact studies) to determine appropriate design, operation and maintenance requirements for individual and on-site sewage or septic facilities for existing and potential rural residential development within the "rural reserve."

LU-2b: Implement strategies and methods to identify the water resources available for continued rural and urban development and define the capital improvements or other programs required to coordinate a safe and sustainable water supply and wastewater reclamation. This should be carried out concurrent with continued growth and development.

LU-3: Monitor, through local advisory committees (see IP-6 in Section V), the existing constraints and capabilities of other public facilities and services including state highways, county roads, sheriff's and fire department, local school districts, and parks to assure that new urban and rural development does not outpace necessary expansions and improvements. New development/construction shall pay its respective fair share for the impacts it creates.

LU-4: Modify the land use designation of inappropriately located commercial uses. Also, prevent further strip commercial or spot commercial development of medical care, community retail, service, entertainment, or tourist-related commercial uses outside of predominantly developed areas currently or potentially served by community water and sewerage systems.

LU-5: Implement land use designations and rezoning to promote mixed use and specialized commercial consistent with the Area Plan to encourage in-fill development of existing commercial nodes along Highway 49 in Ahwahnee/Nipinnawasee (refer to Exhibit 9). The intent of LU-5/6 is to minimize the impact on the surrounding uses since the clustering of commercial activities reduces the perimeter of the interface area which requires buffering, screening, or other mitigation measures.

LU-6: Implement special permit and/or architectural review procedures/criteria (including tree removal/landscaping regulations and other design standards) for all new multiple family, office, commercial, mixed use or industrial developments proposed in the urban reserve portion of this area plan, with more strict criteria and/or review for large-scale developments (buildings of 10,000 sq. ft. or larger).

Consistent with Objective No. 2 regarding adequate housing, the County will:

LU-7: Encourage and enhance in-fill development of existing rural residential subdivisions, where community water systems can be provided.

LU-8: Provide adequate opportunity to medium/high density residential to facilitate provision of diverse and affordable housing opportunities.

To achieve these and other Area Plan objectives, as well as the policies of the 1995 General Plan, the following rural residential and urban land use designations and development standards are applied (refer to the Policy Document of the General Plan for additional details).

RURAL ESTATE RESIDENTIAL (RER)

Provides for the following uses: single-family detached homes, secondary residential unit, limited agricultural, and compatible uses. Minimum parcel size is 5 acres (gross acreage, with net acreage not less than 90% of gross). Residential densities shall be limited to two single family homes per parcel and secondary residential unit.

RURAL RESIDENTIAL (RR)

Provides for the following uses: single family detached homes, secondary residential unit, limited agricultural, public/quasi-public, and compatible uses. The maximum density is 1 dwelling unit per 2.5 gross acres and the minimum parcel size is 2.5 acres (gross, with net acreage not less than 90% of gross). Subdivisions creating 5 or more parcels must provide community water and sewerage services. However, clustering may be applied (refer to V.2), allowing parcels of 1 acre or larger with a maximum density of 1 dwelling unit per 2.5 acres.

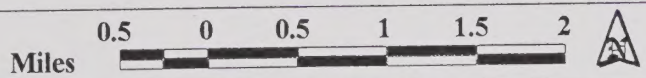
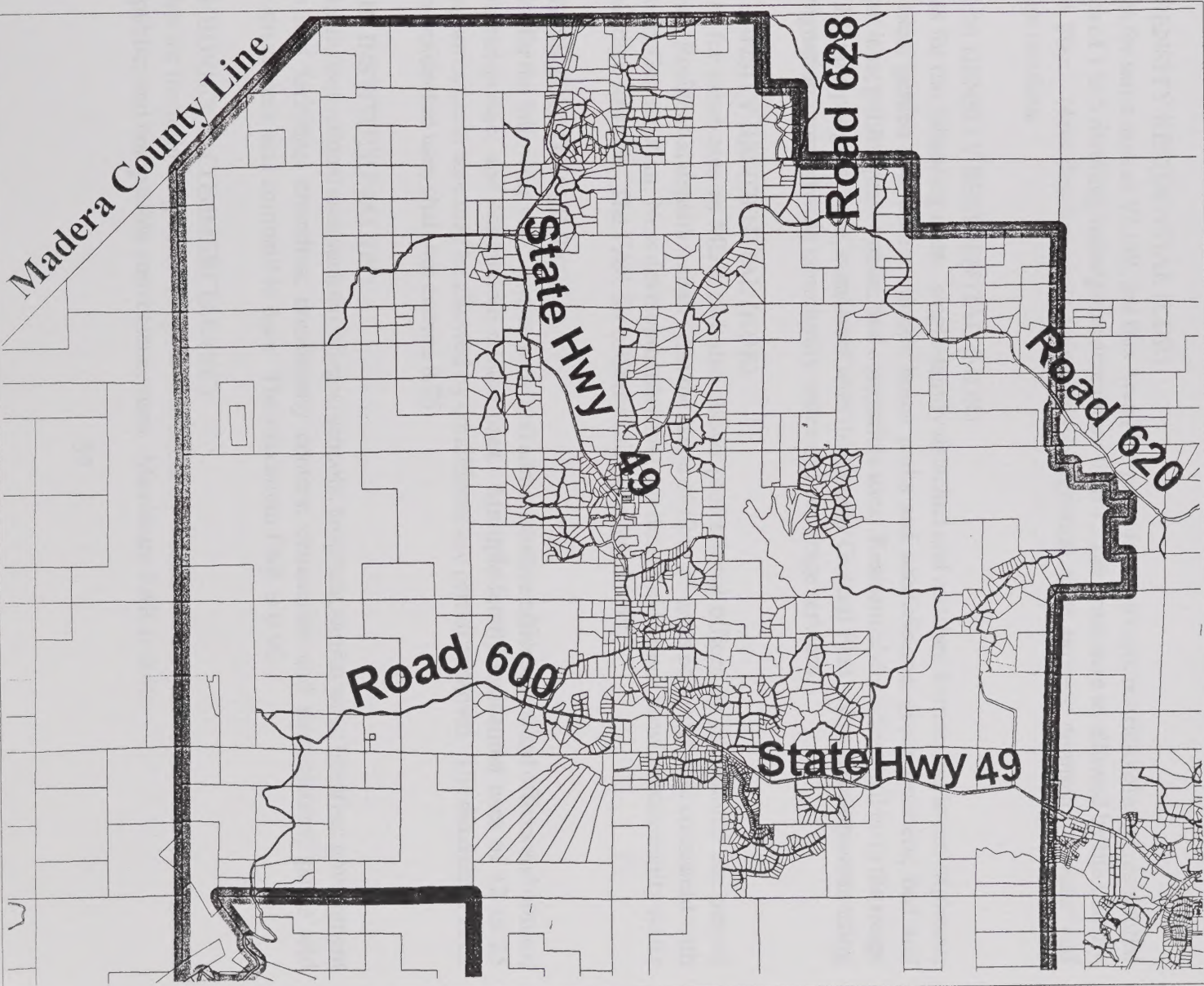
The above rural estate and rural residential designations should be confined to the areas outside the "urban reserve" and inside the "rural reserve". Such uses shall not be allowed to disperse into agricultural and open space areas, or encroach on sensitive natural resources or habitat areas. Within

AHWAHNEE/NIPINNAWASEE COMMERCIAL NODES

EXHIBIT 9

MADERA COUNTY
Planning Department

- Legend**
-  Commercial Node
 -  Ahwahnee Limits
 -  Parcel Boundary
 -  Street Centerline



the "urban reserve" areas proposed in this Area Plan, the following land use designations are appropriate classifications.

VERY LOW DENSITY RESIDENTIAL (VLDR)

Provides for the following uses: single-family detached and attached homes; secondary residential unit; bed and breakfast inns; limited agricultural; public/quasi-public; and compatible uses. Although the County General Plan enables VLDR residential densities up to 2 dwelling units per gross acre, this Area Plan proposes a more restrictive standard of a minimum parcel size of 1 gross acre and a maximum density of 1 dwelling unit/gross acre.

LOW DENSITY RESIDENTIAL (LDR)

Provides for same uses as VLDR, but this Area Plan provides for a more restrictive range residential densities of 1 to 5 dwelling units/gross acre rather than 7.5 per gross acre as allowed by the County General Plan. New developments using this designation must provide community water and sewerage services.

MEDIUM DENSITY RESIDENTIAL (MDR)

Provides for the following uses: single-family detached and attached homes; duplexes; triplexes; four-plexes; garden apartments; mobile home parks and subdivisions; group quarters; bed and breakfast inns; public/quasi-public; and compatible uses. Residential densities shall be in the range of 5 to 12 units per gross acre, consistent with the County General Plan. New developments using this designation must provide community water and sewerage services.

HIGH DENSITY RESIDENTIAL (HDR)

Provides for same uses as MDR and also allows professional offices by conditional use permit approval. Residential densities shall be in the range of 12 to 25 units per gross acre consistent with the County General Plan. New developments using this designation must provide community water and sewerage services. The FAR for offices shall not exceed 0.40.

PROFESSIONAL OFFICE (PO)

Provides for the following uses: professional and administrative offices; medical offices and clinics; public/quasi-public; and compatible related uses. Multiple-family residential uses of 12 to 25 dwelling units/gross acre may be allowed by conditional use permit approval. The maximum FAR for non-residential uses shall not exceed 0.75.

PUBLIC INSTITUTIONAL (PI)

Provides for institutional uses such as colleges; schools; hospitals; sanitariums; libraries; government offices and facilities; churches; community centers; cemeteries and mausoleums; parks and recreation centers; and compatible uses. The maximum FAR is 0.90.

NEIGHBORHOOD COMMERCIAL (NC)

Provides for the following uses: neighborhood/locally oriented retail and service uses; public and quasi-public; and compatible convenience uses. Maximum FAR is 0.40.

COMMUNITY COMMERCIAL (CC)

Provides for the following uses: retail; wholesale; services; restaurants; professional and administrative offices; hotels and motels; entertainment; public/quasi-public; and compatible regional or community goods and services. Maximum FAR is 0.60.

MIXED USE CORE (MUC)

Provides for a variety of uses, including residential, commercial, office, and public/quasi-public uses. Approval of development under this designation shall be considered pursuant to submittal of a master development plan (Refer to Madera County General Plan for types of land use mixes). Residential densities of 5 to 25 units per acre are encouraged. Maximum FAR of 1.0 for non-residential uses.

HIGHWAY SERVICE COMMERCIAL (HSC)

Provides for the following uses: restaurants; service stations; hotels and motels; retail/amusement primarily oriented to tourist (highway); and compatible uses. Maximum FAR is 0.40.

HEAVY COMMERCIAL (HC)

Provides for the following uses: land extensive retail (e.g., nurseries, tire stores, automobile sales and repair, lumber and building materials stores); warehouses; wholesale commercial; contractor yards and offices; public/quasi-public uses; and compatible uses. Maximum FAR of is 0.40. This Area Plan requires conditional use permit approval for outdoor activities other than parking or screened storage.

LIGHT INDUSTRIAL BUSINESS PARK (LI)

Provides for the following uses: light industrial parks; warehouses; light manufacturing; general commercial uses; business park planned developments; and compatible uses. This Area Plan requires that outdoor activities other than parking or screened storage obtain use permit approval. Maximum FAR is 0.50.

B. Circulation/Transportation Proposals

Exhibit 10 demonstrates the proposed circulation improvements to better achieve Objective No. 4 of this Area Plan. In addition, to develop plans and policies which facilitate safe and convenient traffic circulation patterns, the County will: [C/T# denotes circulation/transportation policy number.]

C/T-1: Review the Area Plan Circulation proposals/improvements to determine appropriate implementation measures (including feasibility study(ies), financial mechanisms, etc.). Major improvements include, but may not be limited to, the following (refer to Exhibit 10):

- a. Road 619/Windy Gap connection with Knickerbocker;
- b. Road 619 southward connection with Road 600;
- c. Peterson Creek Road west to Highway 49; and
- d. Harmony Lane/Opah Drive connection with Pine River Road (or

AHWAHNEE/NIPINNAWASEE AREA PLAN

EXHIBIT 10

MADERA COUNTY
Planning Department

Circulation System

Legend

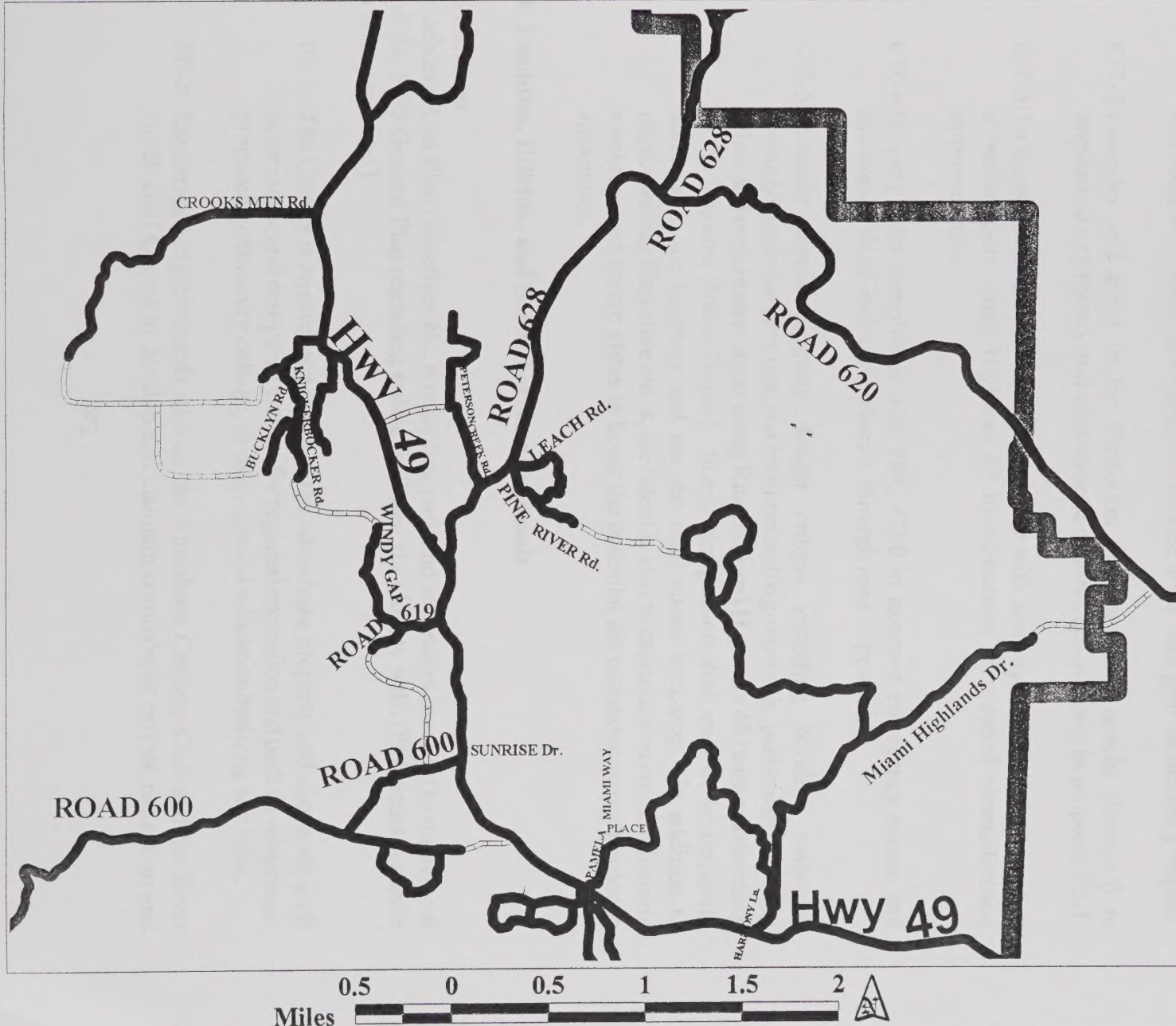


Proposed
Connections



Existing Roads

The proposed connections
in this map are conceptual
and for illustration only.
They are not intended to
be exact alignments.



alternatively Leach Road) to Road 628. [Road 621 may also be linked with Pine River Road]

These improvements have been identified as priority items for the community on which to focus when opportunities to implement them emerge. They are intended to provide a looped circulation system connecting to Highway 49, on both the southwesterly and north-easterly sides. Different parameters/criteria were considered in determining the conceptual alignments of the mentioned improvements. Among these are the existing land use, the proposed land use designations and minimum parcel size, natural (topo, hydrology, etc.)/built environment, maintenance districts/service areas, and growth inducing impact.

C/T-2: Consider and assist in the formation of appropriate special district(s) to implement emergency and convenience connections outlined in proposal PS-1.

C/T-3: To improve circulation/safety, coordinate with and request Caltrans to conduct a traffic study along Highway 49 in Ahwahnee for needed channelization improvements.

C/T-4: Require strict compliance with PRC 4290 to improve emergency access and discourage dead-end roads where a through road is possible.

C/T-5: Consider scenic highway, design criteria including building setbacks, grading/vegetation removal, and architectural/sign controls, particularly for only urban and rural reserve areas along Road 600 and Highway 49 (with a connection to the Wasuma Round House). Scenic designation shall only be immediately adjacent to the highway and not the total visual backdrop. In addition to implementing Objective No. 4, the intent is also to capitalize on cultural/historic resources and scenic vistas to boost the potential for economic opportunities in Ahwahnee.

C. Public Facilities, Utilities, and Safety/Services Proposals

1. Public Facilities

To better achieve Area Plan objectives No. 6 regarding park and recreation uses and to implement policies of the 1995 General Plan regarding public facilities, the County will: [PF# denotes public facilities policy number.]

PF-1: The County is encouraged to retain the Ahwahnee property and cooperate with other public and non-profit entities for regional recreation and park development, proposed community college, or other special education/training facilities.

PF-2: Encourage neighborhoods such as the Ahwahnee Country Club and the River Creek Golf Course to develop and maintain common or private recreation and

park areas for local residents or "user fee" facilities such as golf courses, equestrian centers, picnic or campgrounds.

PF-3: Consider expansion of CDF and Wasuma School for joint use of an Ahwahnee community center complex including a library and meeting rooms.

2. Utilities: Water and Sewerage

Regarding utilities such as public or community water systems and county operated sewerage collection, treatment and disposal, consistent with 1995 General Plan policies for rural residential and urban development, the County will: [U# denotes utilities policy number.]

- U-1: Correct deficiencies of Goldside area MD 27 and resolve treatment, sprayfield, and disposal alternatives. Study long range plans for sewerage treatment and disposal facilities of about 0.1 to 0.5 mgd based on Area Plan urban reserve projected capacity.
- U-2: Assess and take necessary actions for the consolidation of Miami Creek, Dillon Estates, as well other water system maintenance districts with Hillview and consider the expansion to the Ahwahnee Sanitarium property via Highway 49.
- U-3: Require under-grounding of all overhead utilities in new subdivisions within rural and urban reserve areas unless specifically waived by County (due to feasibility constraints). Encourage under-grounding in Agricultural and Open Space areas when feasible, particularly along major highways and public streets.
- U-4: Consider further water system improvements and expansions as appropriate.
- U-5: Encourage, within the design of the new college/park/sports complex, the development of a water/utility/sewer system which can be expanded to serve the urban reserve and adjacent rural reserve areas of the Area Plan.

3. Public Safety and Services

To better achieve Area Plan objectives regarding the safety and well-being of area residents and policies of the 1995 General Plan regarding public safety and services, the County will: [PS# denotes public safety/services number.]

- PS-1: Review local street needs in Ahwahnee/Nipinnawasee and assist in the formation of local neighborhood improvement districts to provide emergency or convenience circulation connections, including:
 - a. Pamela Place/Miami Way to Sunrise Drive connection;
 - b. Indian Rock Road extension east to Highway 49;
 - c. Pamela Way/Eastwood North to Harmony Lane; and

d. Riverview Drive east to Highway 49.

- PS-2: Study street naming and house numbering in cooperation with CDF/Madera County Fire Department and the Sheriff's Department to improve emergency response: consider evacuation planning with neighborhood associations and the Eastern Madera County Chamber of Commerce.
- PS-3: Consider the formation of a park and recreation district (if a community service district is not created) to own and operate the community park proposal PF-1, as well as other community/neighborhood parks and recreation centers; consider same jurisdictional area as the Bass Lake Elementary School District.
- PS-4: Consider and assist volunteer fire and sheriff deputy forces, including training programs and equipment provided by the County. Encourage high school, community college and neighborhood association participation.
- PS-5: Consider development of a heliport at the Ahwahnee Sanitarium property, including lakes for fire suppression water supply.

These, and other proposals, should be refined to assure not more than a ten-minute response time in urban reserve and a 15-minute maximum response time in rural reserve areas.

D. Open Space: Agriculture and Natural Resource Proposals

Much of what makes the Ahwahnee/Nipinnawasee area especially attractive are the foothill and mountain environs and natural ecosystems, unlike the nearby urban and agricultural areas of the flat San Joaquin Valley. The elements that contribute to Ahwahnee's character include open spaces, the pastoral setting of foothill grazing, apple orchards and other scattered agricultural enterprises, and the heritage of lumber milling and mining.

To better achieve Objective No.1 of the Area Plan regarding environmental quality, retain the agricultural and open space character of the planning area, provide rural residential opportunities, and encourage controlled growth/development in selected areas, the County will: [OS# denotes open space policy number.]

- OS-1: Establish areas for "urban reserve" to be served by existing and potential urban services, and areas for "rural reserve" committed to or appropriate for rural residential development without full urban services.
- OS-2: Retain agricultural and open space land uses, to the maximum extent feasible, around and between designated urban and rural residential reserves to maintain and strengthen the separate community identity of Ahwahnee.
- OS-3: Ensure that vegetation removal and grading or construction of structures on open

space/agricultural properties (particularly on slopes in excess of 30% or prominently visible from the State Highway or designated portions of County Roads) are consistent with agricultural and timberland management practices, the "Voluntary Water Quality, Grazing Land, and Oak Woodland Conservation Management Guidelines," fire protection, wildlife protection, as well as County General Plan/environmental protection policies.

OS-4: Avoid sensitive environmental habitats (as intended by CEQA) such as riparian corridors and scattered meadow wetlands. "Sensitive" habitats shall be reviewed in any new subdivision or parcel map review process consistent with CEQA and County policies. These habitats include, but are not limited to, riparian corridors and areas of natural vegetation/wildlife that have threatened, rare, or endangered species.

OS-5: Encourage tree management and conservation of other natural vegetation within agricultural and open space areas, consistent with agricultural and timberland management practices and the "Voluntary Water Quality, Grazing Land, and Oak Woodland Conservation Management Guidelines." Enforce grading regulations and Best Management Practices to control and minimize impact of large scale vegetation removal, terrain alterations, and resultant erosion/sedimentation; this includes CEQA review of development projects.

The following are proposed policies to better achieve Area Plan objectives No. 1 and No. 5 regarding environmental protection and water quality.

OS-6: Outside of the designated urban reserve, only those developments with a maximum density of 1 dwelling unit per 5 gross acres, or larger parcels, shall be allowed to utilize both individual wells and on-site sewage/septic systems; consistent with County environmental health standards, parcels less than 5 acres within new subdivisions (of five or more parcels) shall be provided with both community water and sewerage services.

OS-7: The County shall utilize recognized resource experts/specialists and will cooperate with the Department of Fish and Game and the Water Quality Control Board to formulate appropriate storm drainage design criteria and/or other development and agricultural practice standards to minimize erosion, sedimentation and pollution of creeks, wetlands, and other water resources.

OS-8: Consider that there are areas on the County's Ahwahnee property that lend themselves to open space.

The following land use designations/development standards are proposed to carry out the intent of the mentioned policies and the other Area Plan's objectives and policies.

AGRICULTURE EXCLUSIVE (AE)

Provides for the following uses: agricultural; limited agricultural support service; timber production; mineral extraction; recreational; and compatible uses. The minimum parcel size is 36 acres which allows one or two primary single-family homes; in addition to that, caretaker and farmworker housing are permitted. The permitted non-residential uses floor area ratio (FAR) (building area to total parcel or lot area) is a maximum of 0.10. The Williamson Act contracts should be encouraged on AE properties used for agricultural purposes.

AGRICULTURE (A)

Provides for similar uses as AE, but the minimum parcel size is 18 gross acres. This designation allows one or two single-family homes per parcel; in addition to that, conditional caretaker and farmworker housing are allowed. FAR for non-residential uses shall not exceed 0.10.

OPEN SPACE (OS)

Provides for the following uses: low intensity agricultural; grazing; forestry; recreational and equestrian uses; golf courses; habitat protection; watershed management; mining; and areas typically unsuitable for human habitation. These areas include major transmission line easements; irrigation canals; reservoirs; refuse disposal sites; airports and airstrips; hazard areas such as earthquake faults, flood-ways, unstable soils; and areas with environmentally sensitive features such as meadows, wetlands, or riparian corridors. Residential uses are restricted to one dwelling unit per 20 gross acres; FAR for nonresidential uses shall not exceed 0.10.

AGRICULTURAL RESIDENTIAL (AR)

Provides for single-family detached homes; secondary residential unit; limited agricultural; and compatible uses. This designation allows a minimum parcel size of 10 gross acres and 2 single family homes per parcel; the maximum nonresidential FAR is 0.10.

Implementation Programs

V. IMPLEMENTATION PROGRAMS

1. Proposed Actions

To achieve Area Plan Objectives and to develop programs and procedures which will allow more effective citizen participation, the County will:

- IP-1: Commence a re-zoning program for the inappropriate designated commercial, rural, and urban residential zones. Following adoption of the Area Plan, work with the Ahwahnee Community Council on developing a work plan to accomplish this action as a comprehensive project.
- IP-2: Consider appropriate urban reserve and rural reserve creek setback and other appropriate environmental control measures, in accordance with the County General Plan. This should include, among others, tree removal/replacement and landscaping requirements for multiple family, as well as commercial developments (particularly parking lots).
- IP 3: Prepare a phased or prioritized Capital Improvement Program for all major circulation/public facilities, utilities, and public services expenditures (other than maintenance and operations). Confer with CALTRANS, Madera County Transportation Commission, school districts, and other entities to obtain available assistance and participation. Coordinate with the County Road Department for assistance to attain state/federal aid regarding scenic route designation.
- IP-4: Utilize recognized resource experts/specialists and in cooperation with resource agencies (such as the Department of Conservation, Natural Resource Conservation Service, Department of Fish and Game, Water Quality Control Board, and San Joaquin Valley Air Pollution Control District), manage and enhance natural vegetation; monitor grading, air quality, and storm drainage design criteria; and utilize the Voluntary Guidelines mentioned in III.4. A₂ (particularly for large scale nonresidential developments in urban reserve areas of the Area Plan).
- IP-5: Cooperate with the Local Agency Formation Commission and other entities and consultants to study feasibility of community service districts, local improvement/assessment districts, special purpose districts (e.g., park and recreation), and other alternatives for financing public services/infrastructure.
- IP-6 Cooperate with the Ahwahnee Community Council, composed of 5 to 11 members, including local residents, property owners, business owners, and/or

group representatives. This would provide a forum for local discussion and advisory decisions for the Planning Commission and the County Board consideration on all major planning/development matters. The Ahwahnee Community Council shall assist the local citizens in addressing different issues and preparing reports on their findings to the appropriate County agencies.

IP-7: Consider County-initiated major updates approximately every 10 years. This should be coordinated with the General Plan and/or adjoining Area Plan updates.

2. Density Averaging/Clustering

As part of the implementation actions, the following shall apply to density averaging and clustering within this Area Plan.

A. Definition

In implementing this Area Plan, the following defines the density averaging concept. Density averaging allows the division of property down to the minimum parcel size allowed by zoning regardless of the specified minimum in the Plan. This is subject to the condition that the total number of parcels does not exceed the overall density of the Plan.

B. Implementation

In applying density averaging, different objectives must be achieved. Only the following clustering approach and implementation standards shall be used to implement density averaging in areas with residential land use designations. Without applying this approach, density averaging shall not be allowed.

1. Clustering: Definition and Intent

Clustering is implemented by concentrating the building units on the most buildable portion of the site while providing open space for various purposes. Cluster development may be used to address site constraints or applied in environmentally sensitive areas. In water resource-constrained areas, clustering can be used to reduce impervious surface; this promotes aquifer recharge.

Different objectives have been targeted when applying this development form. Some of the objectives that clustering can achieve include:

- Provision of open space;
- Protection of plant/wildlife;
- Grading limitation;
- Slope limitation; and
- Drainage control.

A major objective to which clustering must adhere is maintaining Ahwahnee's character. The intent is to achieve a balanced/sustainable design and development that benefit the immediate surrounding area, the development community, and the welfare of the Ahwahnee/Nipinnawasee residents.

2. Benefits Gained from Clustering

- By concentrating development on the most suitable portion of land, preservation of the natural drainage system, open space, and environmentally sensitive areas can be facilitated and achieved.
- Less land is disturbed when development is concentrated; this would accommodate the growth need while keeping as much rural ambiance as possible.
- Cost effectiveness is reached by shorter utility lines/streets and limiting clearing/grading to a smaller portion of the site. Maintenance costs are reduced because of this compact infrastructure.
- Minimizing impervious surfaces results in greater chances for replenishing underground water resources.
- With proper design guidelines, clustering could improve the quality of housing projects in the community. The open space presents a design element that would trigger a variety of benefits to the project and to the total community.

3. Implementation Standards for Clustering

To achieve the Ahwahnee/Nipinnawasee Plan's objectives, the following must be implemented.

- The appropriate zoning district to implement clustering must be PRD. This would ensure that adequate information is provided and appropriate standards are applied. The use of PRD is also intended to implement a unified development concept aimed at maximizing the benefits to all affected parties.
- The minimum lot size shall be one acre.
- Cluster development shall preserve a portion of the site for open space. Such open space must not be a portion of any buildable lot in the development.
- Open space must be clearly designated in the PRD plans for that purpose and a covenant recorded to ensure that the designated area is permanently retained for an open space purpose. The owner or developer shall provide, through legally enforceable means, for the perpetual preservation of the land as open space and for the continued maintenance of the area.
- Open space may be targeted for stream or parking area buffering; preservation of natural features, such as ponds, wetlands, drainage courses/ways, significant ridge lines, rock outcrops, etc.; and protection of wildlife habitat and corridors.
- Open space must remain in its natural state.
- Clustering should be limited to areas with a slope of less than 30%.
- Grading should be minimized with no mass grading allowed on land with a slope 15% or greater, except for limited areas utilized for streets, parking, and turnaround.
- Construction techniques used should preserve the natural terrain or implement appropriate mitigation measures, whichever result in better preservation of the original site's environmental qualities (natural features, wildlife habitat, etc.).
- Community water and sewer system must be provided.

3. Development Review Process

All significant development proposals (excluding single-family building permits) shall be subject to one or more of the following review procedures:

A. Consistency with the General Plan

The Area Plan and re-zoning shall be consistent with the Area Plan /General Plan. Consistency shall mean meeting the intent of the vision, objectives, policies, and implementation measures of this Area Plan/General Plan.

B. Specific Plans

May be used, pursuant to Sections 65450-65501 of the California Government Code, to implement large-scale projects (more than 10,000 sq. ft. buildings in Ahwahnee, and/or five acres of property within Urban Reserve or ten acres of property within Rural Reserve).

C. Zoning

Must be consistent with the General Plan and Area Plan or re-considered concurrent with or prior to any development, subdivision, or parcel map approvals.

D. Tentative Parcel and Subdivision Maps

Must be consistent with the General/Area Plan and applicable zoning.

E. Site Plans or Development/Conditional Use Permits

Must be consistent with the above items (A, B, C, and D).

F. Impact Fees/Infrastructure Financing

These tools necessary to assure adequate public facilities, services, utilities, and other infrastructure (water, sewer, police, fire, roads, parks, and schools) shall be applied or resolved (in case of agreements) prior to any site preparation or construction permits.

Quandaries Report

APPENDICES

Boundaries Report

MADERA COUNTY PLANNING DEPARTMENT STAFF REPORT

PLANNING COMMISSION DATE: January 5, 1998

AGENDA ITEM: #1

Establish Area Plan Boundaries for the Ahwahnee Community

REQUEST:

Institute area plan boundaries for the Ahwahnee community.

LOCATION:

Ahwahnee Area

RECOMMENDATION: APPROVE the 1980 Plan boundaries of Ahwahnee with modifications.

BACKGROUND AND PRIOR ACTIONS:

Ahwahnee is located in the eastern unincorporated area of Madera County at the border with Mariposa County. It is located at the transition line between rolling foothills and high mountain ranges of the Sierra Nevada Mountains. State Highways 41/49 and County Road 600 provide the main access points to the area (Exhibit A).

In March of 1998, the Board of Supervisors authorized the Planning Department to work with the Ahwahnee Community Council on producing a separate plan for the Ahwahnee Area. To date, the 1980 Oakhurst/Ahwahnee Area Plan with its subsequent amendments is the official plan for Ahwahnee; this is considered a part of the County General Plan. Creating a separate plan for Ahwahnee requires amendment of the General Plan, including the establishment of planning boundaries.

The County General Plan

The planning activities in Madera County are coordinated through the General Plan. According to the California Government Code Section 65300, this is a "...comprehensive long-term general plan for the physical development of the county..." This plan is a policy document; it is a community statement which defines and sets priorities for the long term, dealing with issues deemed appropriate by the community. It is the County's reference as to how development can be best accommodated at present and in the future.

The Plan, therefore, provides a basis for the following:

- land use decisions;
- acquisition of land and rights-of-way for public purposes;
- growth management; and
- establishing funding priorities.

Ahwahnee Area Plan

In summary, the General Plan process helps the community understand its unique resources, the current and anticipated problems/issues, and the measures that are needed to protect and enhance these resources. The 1995 General Plan for the County contains the following seven state mandated elements: land use, housing, circulation, conservation, open space, noise, and safety. Each one of these elements includes related goals, objectives, and policies. The General Plan outlines specific programs for implementing these policies.

Combined, the mentioned elements form the countywide General Plan. In addition, the General Plan contains a set of more detailed area plans for specific unincorporated communities in the County.

Area Plans

These plans focus on local or neighborhood concerns in greater detail than does the General Plan. An area plan is considered a component of the General Plan and with which it must be internally consistent. It refines the policies of the General plan and provides a forum for resolving competing local interests/issues.

Ahwahnee Area Plan1. Historical Overview

In 1969, The Board of Supervisors adopted the original area plans, as part of the County's General Plan, for the communities of Oakhurst, Ahwahnee, and Yosemite Forks. It consisted of an area map showing desired land use patterns for future development and a text explaining and defining land use designations on the map. (Please refer to Exhibit B for the adopted area plans in the County.)

After adopting the General Plan, the necessity for a revised plan for Oakhurst/Ahwahnee became apparent. The area residents realized the need for re-evaluating the community values and the order/rate at which the development should occur. Accordingly, a revised plan was completed and adopted in 1980. This revision assessed the rate and nature of growth in the area, evaluated the effect of this growth on the overall quality of life and services available at the time, and recommended growth management plans/policies which would guide future development.

2. Separate Plan for Ahwahnee

In 1995, the County General Plan went through a major revision and update. Since that time and due to the different nature of growth, character, and issues between Oakhurst and Ahwahnee, the Ahwahnee community has diligently worked on developing a separate plan. Responding to this need, the Board of Supervisors directed the Planning Department to work with the Ahwahnee Community Council to complete the process. One of the results of this effort is the area plan boundaries which are now under consideration.

AUTHORITY:

Legal Basis

As part of the General Plan, the California Government Code Section 65301 (b) allows the inclusion of individual documents relating to specific geographic segments of the County. Also, Section 65303 permits other elements and subjects that relate to the physical development of the County for

Ahwahnee Area Plan

incorporation into the General Plan. The mentioned references are the legal basis for preparing Area Plans. However, these plans are not specifically mentioned by the California statutes, but they are implicitly authorized as indicated.

Adoption

An Area Plan is adopted in the same manner as a General Plan amendment and is implemented by local ordinances such as zoning, subdivision, etc. According to the California Government Code Section 65301.5, any General Plan amendment is considered a legislative act and must adhere to Section 65358 of this code. A General Plan can not be amended more than four times during any calendar year. Subject to that limitation, amendments may be made at any time as determined by the legislative body.

PUBLIC PARTICIPATION:

To implement the Board of Supervisors direction, planning staff has worked closely with the Ahwahnee Community Council, Oakhurst Action Council, and residents of both areas. Staff also mailed out information, and will continue this practice throughout the process, to seek input from concerned citizens, agencies, and entities. Prior to adoption of the area plan, staff realizes that the Planning Commission may want to have one or more public hearings on this proposed plan in the mountain area (Exhibit C 1 & 2).

Since the beginning of this past Summer, the Planning Department jointly with the Ahwahnee Community Council held public meetings in the Ahwahnee and Oakhurst areas. The purpose was to discuss the need for the Ahwahnee Area Plan and its boundaries. Also, several Ahwahnee Community Council Board meetings and one meeting with the Oakhurst Action Council Board took place for this same purpose. In addition, staff conducted several individual meetings with the Board members of the Ahwahnee Community Council to finalize the proposed boundaries and related issues. The following section includes a summary of the analysis conducted for these boundaries.

BOUNDARY ANALYSIS:**1980 Oakhurst/Ahwahnee Plan**

The maps incorporated into the 1980 Oakhurst/Ahwahnee Area Plan included boundaries defining the Ahwahnee limits. They generally follow Planning Area 1 and 2 boundaries, except for the northern and southern limits. According to these maps, the Ahwahnee community is bounded on the North by the Mariposa County Line and the Sierra National Forest; on the East by the eastern boundary line for Planning Area 1 & 2, a straight line following the North-South direction; on the South by Deadwood Peak and Potter Ridge; to the Southwest corner by Twin Sisters Mountain; on the West by Crooks Mountain/the western limits of Planning Area 1 & 2 (Exhibit D).

Other Boundaries Considered

To come up with final boundaries for area planning purposes, the following service, property, or demography-related limits within the Ahwahnee area are analyzed.

1. Maintenance Districts (MDs)

A maintenance district may be formed by a county to provide infrastructure-related services to a specific area. In Madera County, MDs provide water, sewer, and road maintenance services. Four MDs exist within Ahwahnee. These are Goldside (MD 27), Miami Creek Knolls (MD 43), Dillon Estates (MD 60), and Ahwahnee Country

Club (MD 46). Except for the latter, all are completely encompassed within the 1980 Ahwahnee boundaries. MD 46 covers approximately 2050 acres. Approximately 10% (213 Acres) of this MD area extends within the Oakhurst area boundaries, as defined by the 1980 Plan (Exhibit E).

The MD is considered an implementation tool to deliver maintenance services and carry out the intent of any growth management plan. Keeping the entire MD within the boundaries of one plan would, therefore, facilitate the implementation of this plan. Since almost 90% of the Miami Creek MD is within the Ahwahnee area, it is recommended to include MD 46 within the Ahwahnee Area Plan boundaries.

2. 1990 Census

The Census Bureau uses Census Tracts and Census Block Groups for statistical purposes. Census Tracts are delineated according to the Bureau guidelines. They are relatively permanent statistical subdivisions of a county. However, physical changes to street patterns (caused by highway constructions, new development, etc.) may require occasional revisions. They usually have between 2,500 and 8,000 persons and are designed to be homogeneous with respect to population characteristics, economic status, and living conditions. Also, tracts do not cross county boundaries. Block Groups are subsets of the Census Tracts and, therefore, never cross tract boundaries. They generally contain between 250 and 550 housing units.

The Ahwahnee boundaries, as defined by the 1980 Plan, are contained within two Census Tracts. These are 1.03 and 1.05. Census Block groups 4 & 5 within Census Tract 1.03 covers the eastern and part of the northern Ahwahnee territories. The remaining northern, southern/southwestern, and western territories are covered by Census Block groups 1 & 5 within Census Tract 1.05 (Exhibit F).

3. Zip Codes

Ahwahnee boundaries fall within two zip code areas, 93601 and 93644. The dividing line between these two area follows roughly Miami Creek, east of Highway 49, turns westwardly towards Road 600/Grub Gulch Road , and finally extends southwardly crossing Indian Rock Road, the Fresno River, and the Fresno River Estates subdivision (Exhibit G).

4. School Districts

Ahwahnee is totally included within the Bass Lake Elementary and Yosemite Union School Districts. Both districts are much larger than Ahwahnee and Oakhurst combined and the planning areas for the two communities (Exhibit H).

5. Property Limits

For the most parts, the Ahwahnee boundaries of the 1980 Plan follow property boundaries. The exception to that exists to the south and at southwestern corner of the area. This takes place at the mountain area where Deadwood Peak, Potter Ridge, and the old quarry area are located. The boundaries follow roughly the ridge line, but do not follow specific limits at the quarry area.

To pursue easily recognizable boundaries, it is recommended that the Ahwahnee area

STAFF REPORT

Ahwahnee Area Plan

January 5, 1998

limits follow Grub Gulch Road/Road 600 at the southwestern corner (Exhibit I).

RECOMMENDATION:

For the purpose of preparing a separate area plan for Ahwahnee, staff recommends that the Commission approve the 1980 Plan boundaries of Ahwahnee with the modification to include Maintenance District 46 in its totality and extend the southwestern corner to Grub Gulch Road/Road 600 as indicated in Exhibit I.

Staff has prepared this report and recommendation for approval based on a time schedule for the completion of the Ahwahnee Area Plan. While we are prepared and anxious to complete this project, we recognize changes have occurred that may need additional consideration. For example, the Planning Commission may not have a commissioner representing the mountain area at its next meeting. Also, the Planning Commission may wish to consider having a meeting in the Ahwahnee Area prior to taking action.

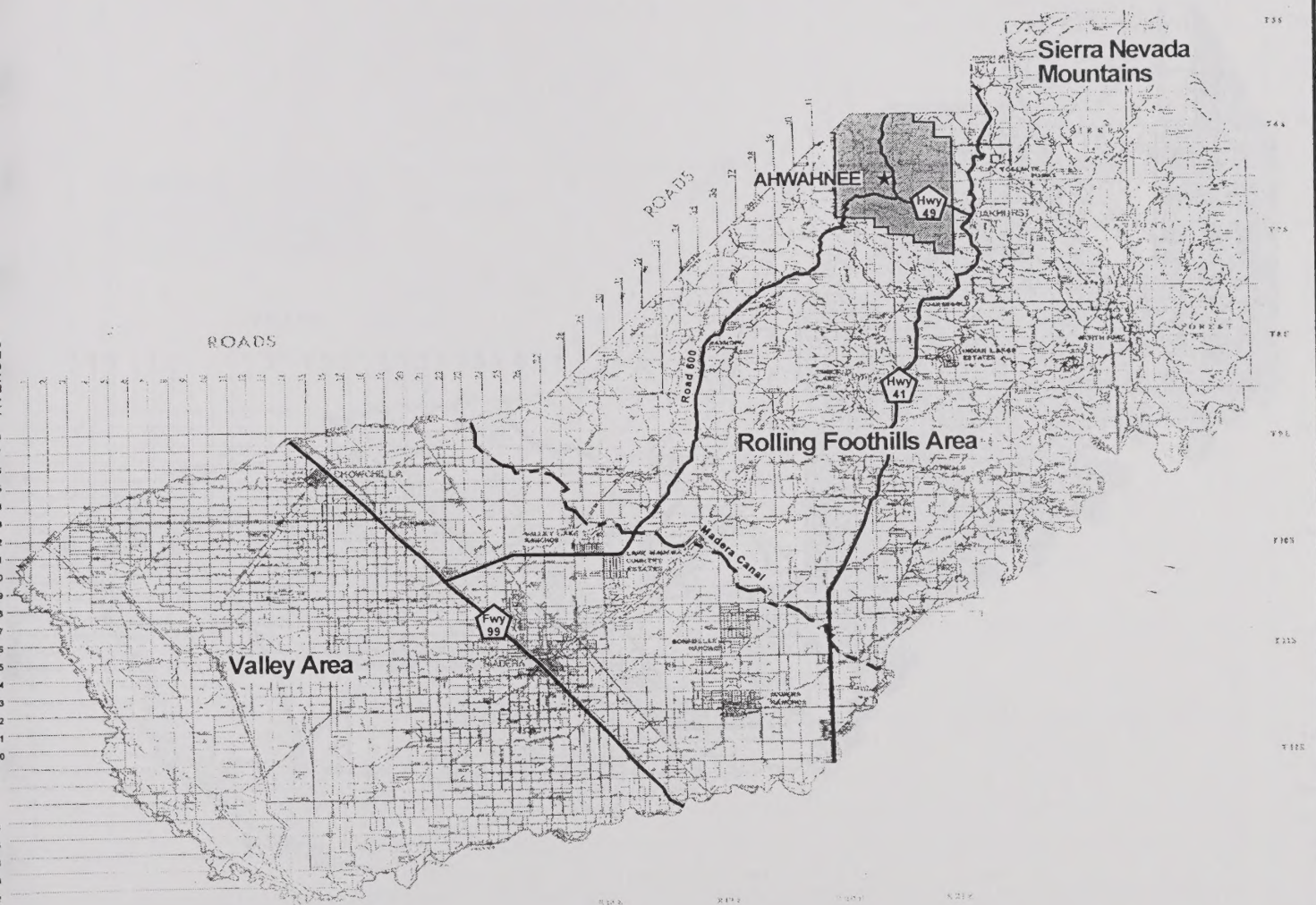
ATTACHMENTS:

1. Exhibit A, Ahwahnee Area
2. Exhibit B, Madera County Adopted Area Plans
3. Exhibit C-1 & C-2, Ahwahnee Area Plan - Public Participation Process
4. Exhibit D, Ahwahnee Area - Planning Areas 1 & 2
5. Exhibit E, Ahwahnee Area - Maintenance Districts
6. Exhibit F, Ahwahnee Area - Census Tracts and Block Groups
7. Exhibit G, Ahwahnee Area - Zip Code Boundaries
8. Exhibit H, Ahwahnee Area - School Districts
9. Exhibit I, Ahwahnee Area - Proposed Boundaries

EXHIBIT A

AHWAHNEE AREA

ADOPTED AREA PLAN



MADERA COUNTY ADOPTED AREA PLANS



**AHWAHNEE AREA PLAN:
PUBLIC PARTICIPATION PROCESS**

STAKEHOLDER		COMMUNICATION ACTION		
Category	Name	Correspondence	Public Meeting	Others
Local Organizations	East Madera Chamber of Commerce	L, C	M	I
(In addition to Ahwahnee & Oakhurst Councils)	Save our Streams	L, C	M	I
	Yosemite Gateway Association of Realtors	L, C	M	I
County Departments	Engineering	L, C	When necessary	—
	Environmental Health	L, C	When necessary	—
	Road	L, C	When necessary	—
	Fire	L, C	When necessary	—
	Tax Assessor	L, C	When necessary	—
Other Government Agencies (Federal/State)	School Districts	L, C	When necessary	—
	USDA-Forest Services	L, C	—	—
	Department of Fish and Game	L, C	—	—
	Department of Conservation	L, C	—	—

- L** Transmission of an introductory correspondence (**l**etter) describing the process
- C** Mailing of documents to solicit **c**omments during the update process
- M** Invitation to attend Ahwahnee Community Council/Oakhurst Action Council public **m**eetings
- I** Set-up of **i**ndividual meeting (one-on-one)

In addition to the above mentioned actions, public notification (through the Sierra Star) would take place during the Area Plan process to advertise for the public meetings.

Task (week ending)	July 3 10 17 24 31					August 7 14 21 28				September 4 11 18 25				October 2 9 16 23 30					November 6 13 20 25				December 4 11 18 25				January 1 8 15 22 29				February 5 12 19 26			
PHASE I: BOUNDARIES ESTABLISHMENT																																		
Background (end of June)																																		
Alternatives/Final Selection				20		4				3																								
Consultation with Oakhurst/Others											23		14														PC-5							
EXISTING CONDITIONS																																		
Data Gathering																																		
Man-made Systems																																		
Planning & General Plan Land Use																																		
Circulation System																																		
Public Facilities/Services (Water, Sewerage & Schools)																																		
Recreation & Cultural Resources																																		
ANALYSIS																																		
Identification of Issues																																		
Land Use																																		
Changes												14																						
Justification/Analysis															15	28																		
Meetings-Public & Others																			5	9				2										
Needs Assessment																																		
Housing																																		
Public Facilities & Services																																		
Water & Sewerage																																		
Public Schools																																		
Arts																																		
VISION STATEMENT																																		
Synthesis of a Statement																																		
PHASE II: THE PLAN																																		
Goals/Policies By Topic																																		
Refinement																																		
Public Meeting																																		
PHASE III: IMPLEMENTATION MEASURES																																		
Community Organizing																																		
Planning Alternatives																																		
Community Design/Site Plan Review																																		
PLAN & IMPLEMENTATION MONITORING																																		
Evaluation of Progress-Annual Report																																		
Environmental Review																																		
Vacation/Holiday/Others																																		

EXHIBIT D

AHWAHNEE AREA Planning Areas 1 & 2

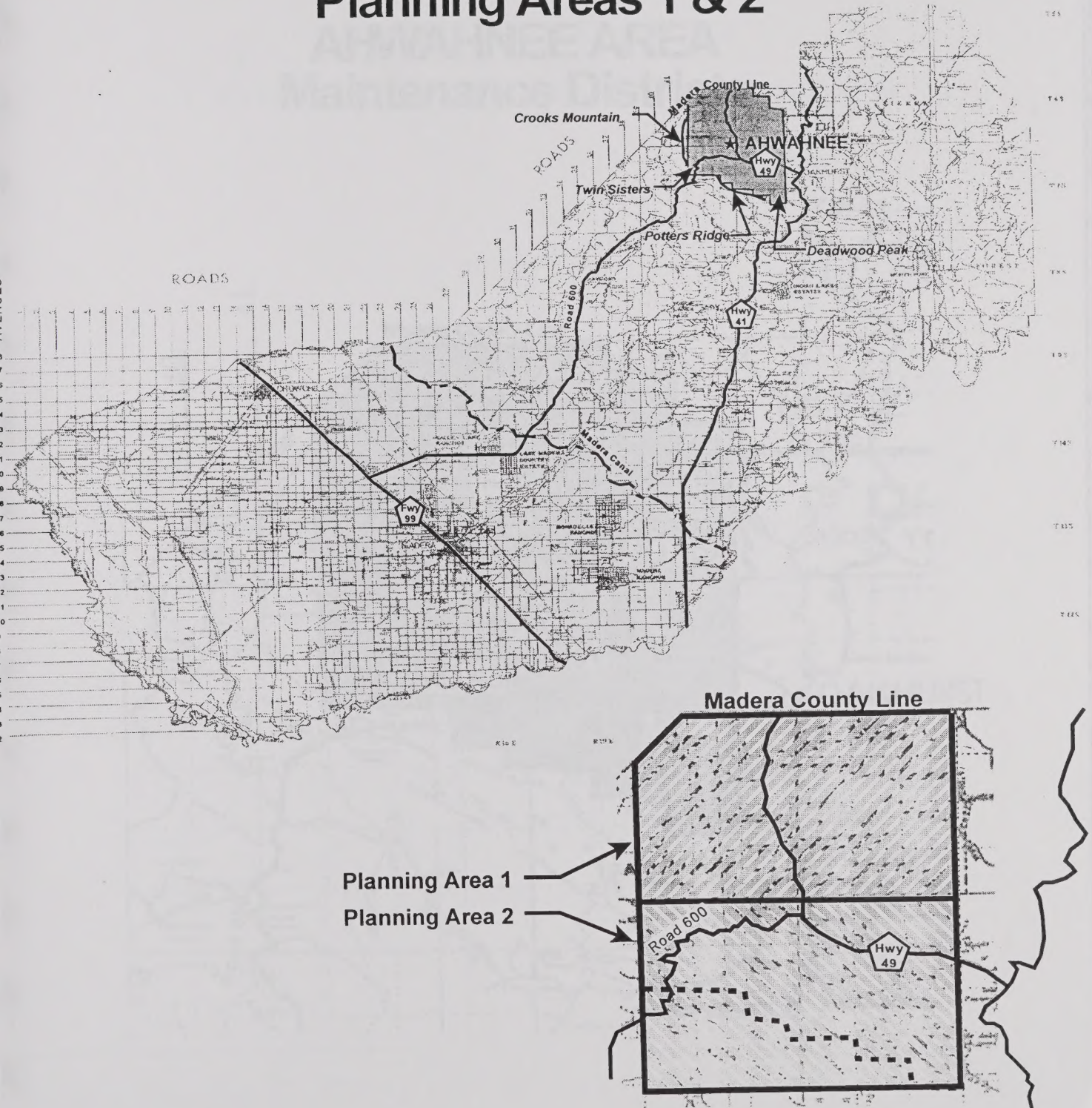
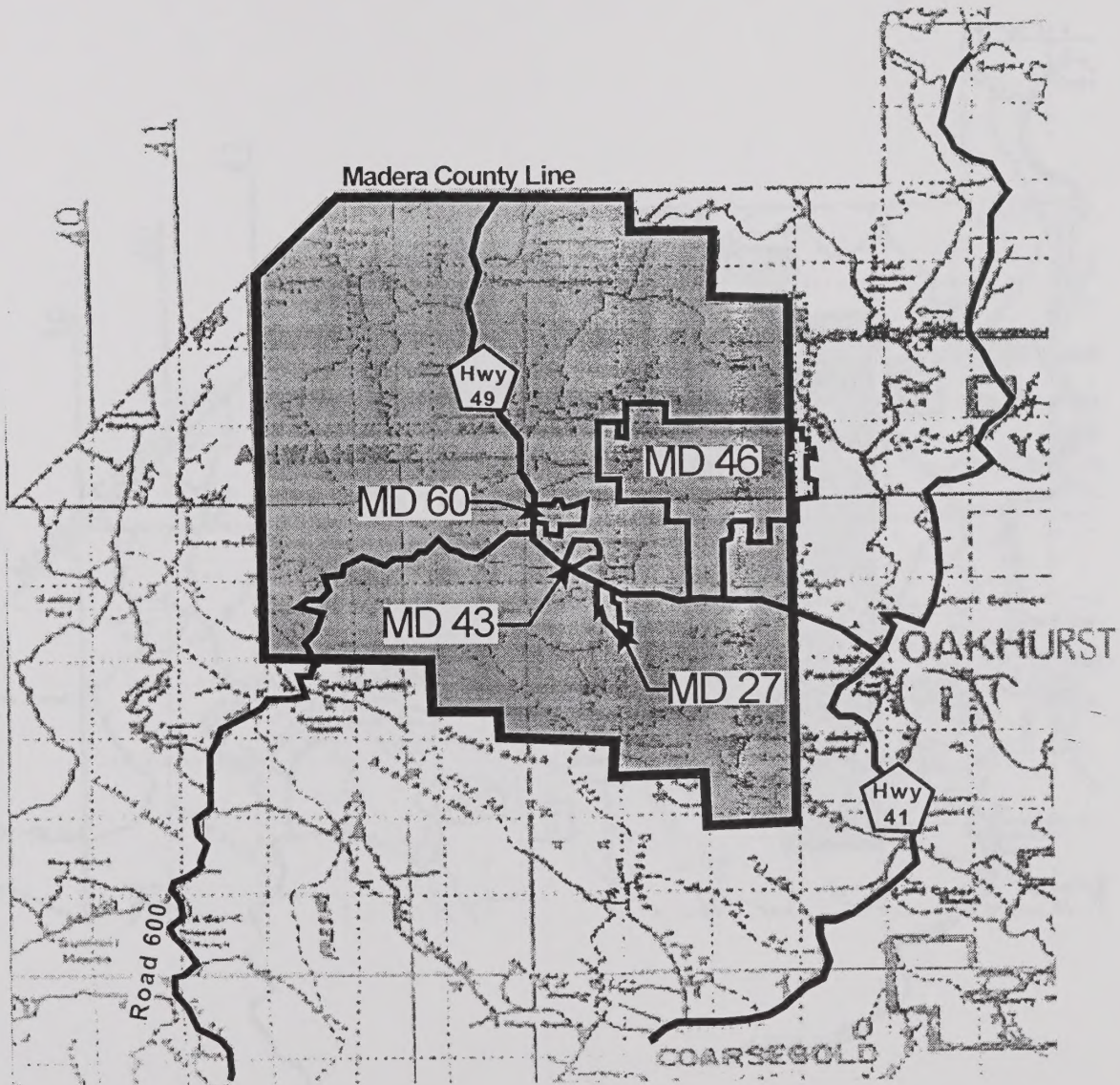
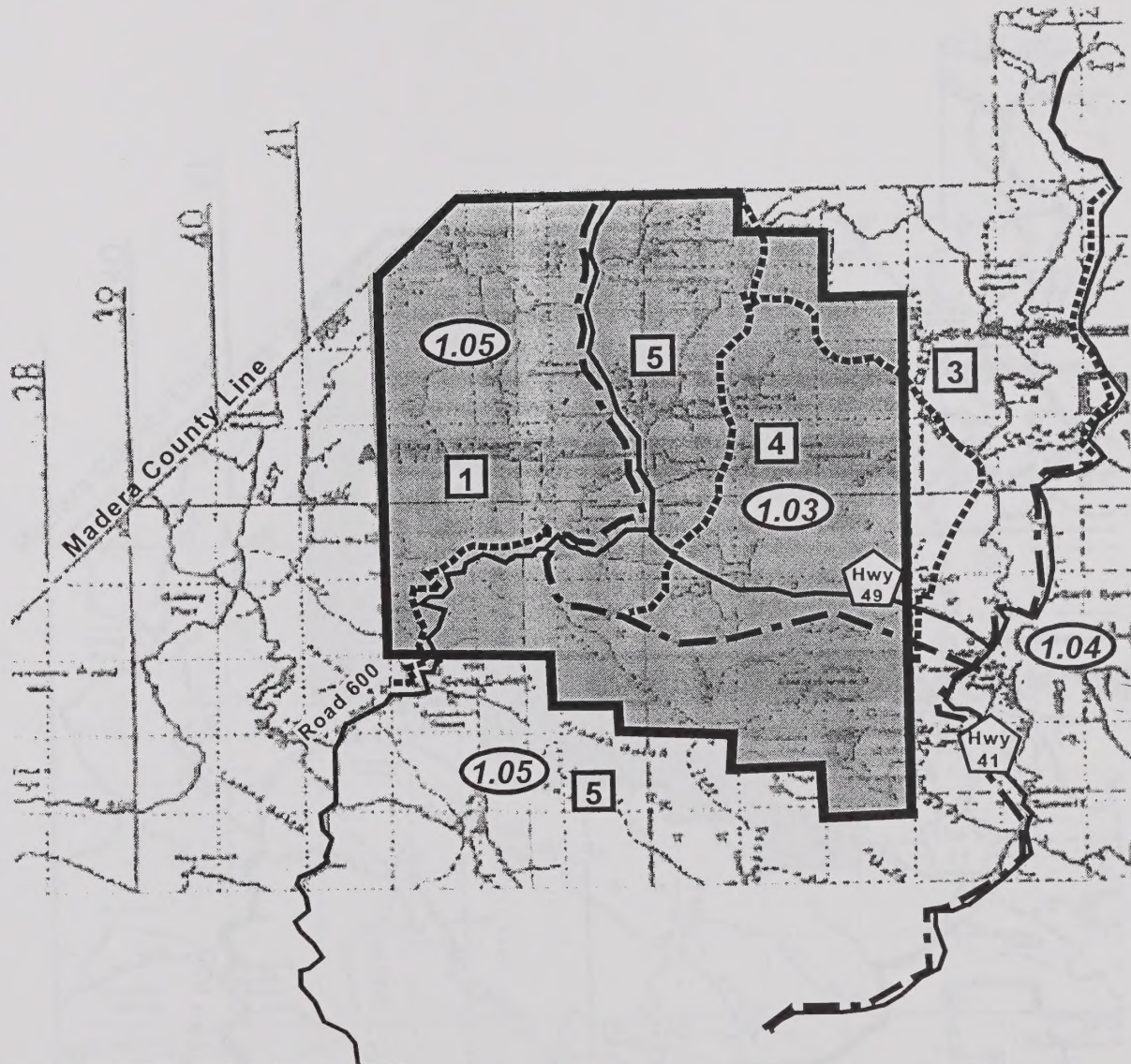


EXHIBIT E

AHWAHNEE AREA Maintenance Districts



AHWAHNEE AREA Census Tracts and Block Groups



----- Block Groups [1]
 --- Census Tracts (1.05)



AHWAHNEE AREA Zip Code Boundaries

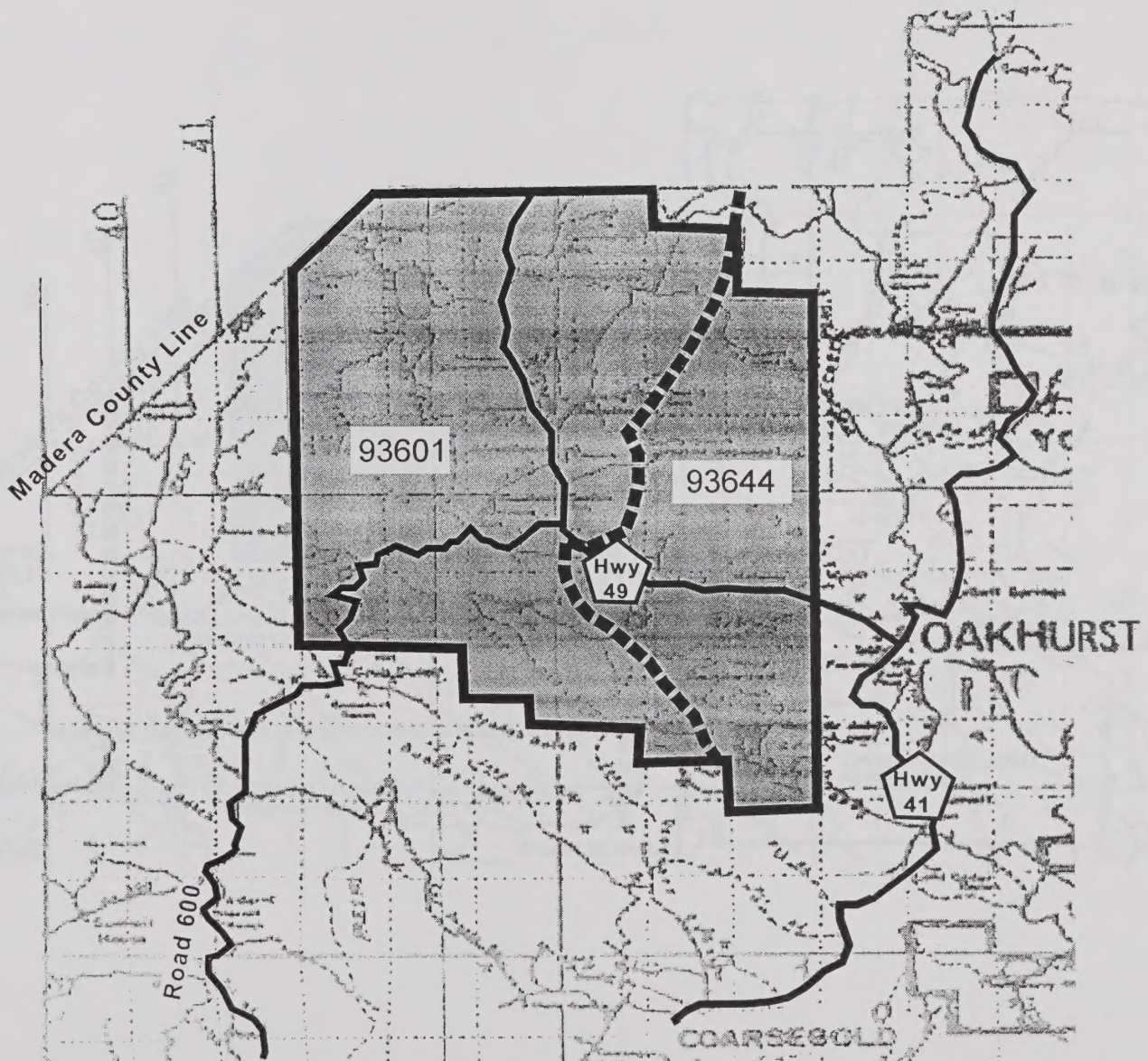
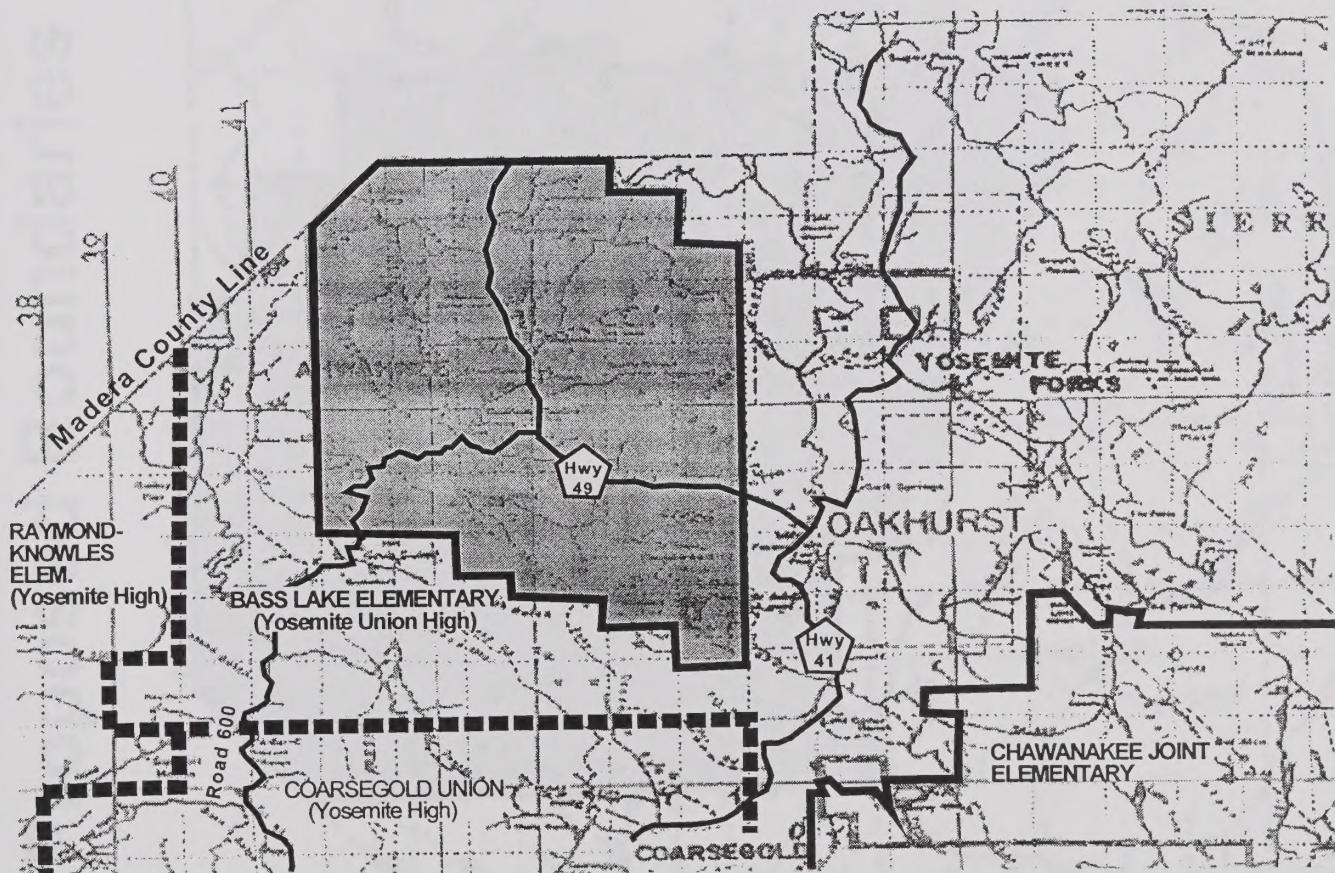


EXHIBIT H

AHWAHNEE AREA School Districts



ARWAHNEE AREA PLAN

Proposed Boundaries

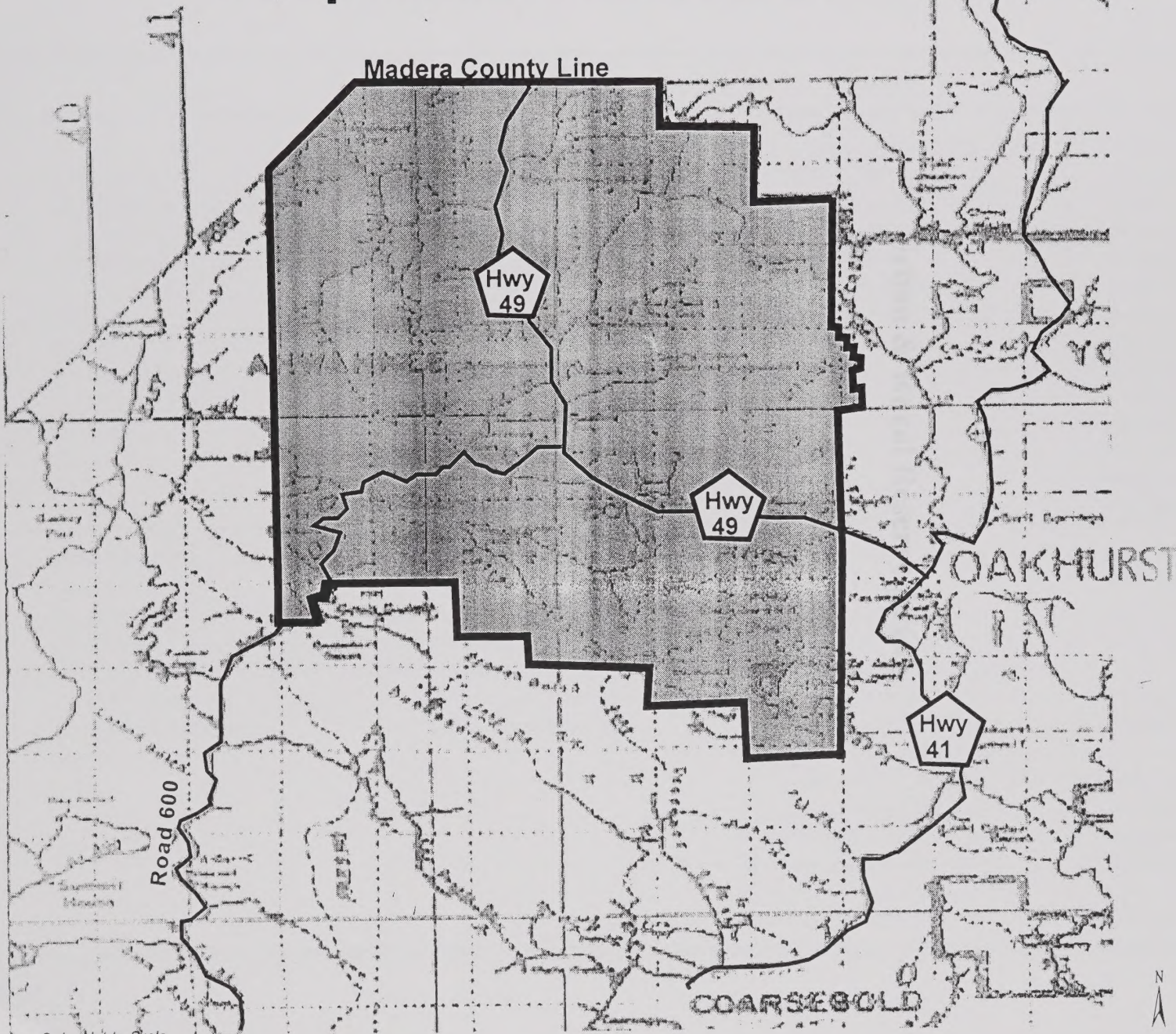


EXHIBIT I

GROWTH MANAGEMENT AREAS (GMA)

Urban & Rural Reserve Areas

Character	Activities	Issues	Goal/Approach
• Urban areas with high density of development • High density residential development • Urban areas with high density of development • Urban areas with high density of development • Urban areas with high density of development	• Maintaining and improving the quality of the urban environment • Maintaining and improving the quality of the urban environment • Maintaining and improving the quality of the urban environment • Maintaining and improving the quality of the urban environment • Maintaining and improving the quality of the urban environment	• Urban areas with high density of development • Urban areas with high density of development • Urban areas with high density of development • Urban areas with high density of development • Urban areas with high density of development	• Urban areas with high density of development • Urban areas with high density of development • Urban areas with high density of development • Urban areas with high density of development • Urban areas with high density of development
• Rural areas with low density of development • Low density residential development • Rural areas with low density of development • Rural areas with low density of development • Rural areas with low density of development	• Maintaining and improving the quality of the rural environment • Maintaining and improving the quality of the rural environment • Maintaining and improving the quality of the rural environment • Maintaining and improving the quality of the rural environment • Maintaining and improving the quality of the rural environment	• Rural areas with low density of development • Rural areas with low density of development • Rural areas with low density of development • Rural areas with low density of development • Rural areas with low density of development	• Rural areas with low density of development • Rural areas with low density of development • Rural areas with low density of development • Rural areas with low density of development • Rural areas with low density of development

GROWTH MANAGEMENT AREAS (GMA)

Growth Pattern	Character	Attributes	Issues	GM Approach
Urban Reserve	• Focal point and core of the community. • Significant provider of business/employment. • Dominant higher density housing (VLDR, LDR, and HDR). • Systemic provision of public services and infrastructure.	• Contains major commercial, industrial, and office development. • Incorporates convenient retail services. • Includes stable/established residential areas. • Encompasses land with increasing property value. • Has smaller residential lots more conducive to social interaction. • Although it is a developed area, vacant land still available for future growth.	• Loss of retail magnets and daily shopping facilities. • Lack of neighborhood commercial services. • Aging population. • Inadequate road network to accommodate future growth. • Minimal employment opportunities.	• Promote activity nodes at planned locations (See Commercial Nodes Map). • Encourage quality commercial development to serve the community needs. • Assist housing preservation/rehabilitation. • Improve mobility. • Plan for adequate employment opportunities. • Provide community water/sewerage services to serve current and future development.
Rural Reserve	• Rural lifestyle and expansive farm/ranch land. • Attractive natural environment, either undisturbed or still maintain bountiful resources. • Abundant recreational opportunities.	• Includes rural residential areas with large lots. • Contains environmentally sensitive areas. • Encompasses important recreational resources and areas of historical significance.	• Water and sewerage cannot be efficiently provided. • Development pressure may impact ranches/farm land which contribute to the economy and the protection of environmental quality/open space. • Development pressure may impact the rural lifestyle. • Development pressure may impact water resources/quality. • Development pressure may impact the area's historical and recreational attributes.	• As a natural resources protection tool, establish linear parks and apply conservation easement where appropriate. • Limit higher density residential and commercial areas. • Retain farm land/ranches through strict adherence to land use policies/designations. • Enhance historical preservation potential. • Retain and accent aesthetic characteristics. • Preserve natural features.

Public Participation Process

1. Identification of critical issues and objectives of the community or project
2. Building of consensus to support strategic planning for community goals
3. Formation of steering committee (representative of all stakeholders) to guide the process
4. Set up of individual working committees

To address the above issues, the steering committee will be responsible for the overall process and plan the following steps of the process in consultation with the public and staff:

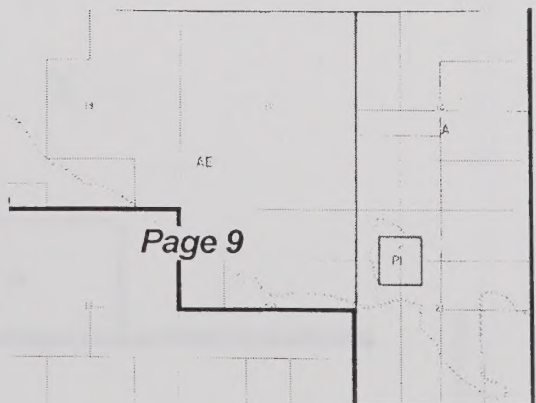
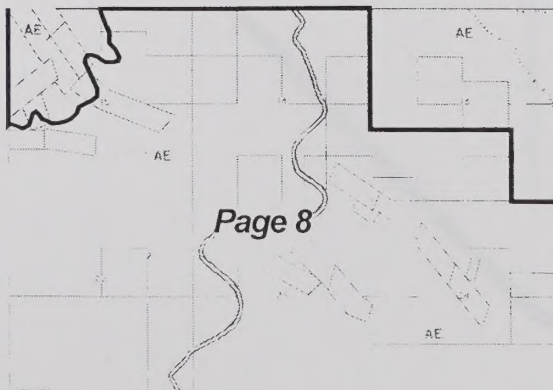
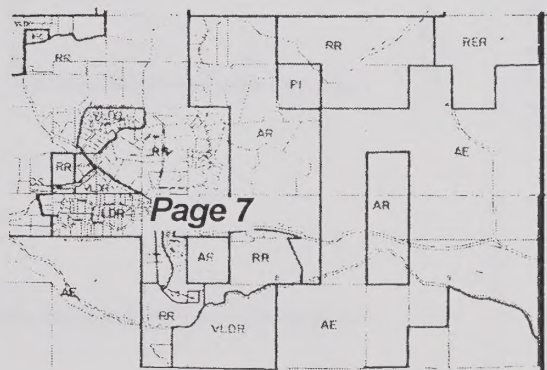
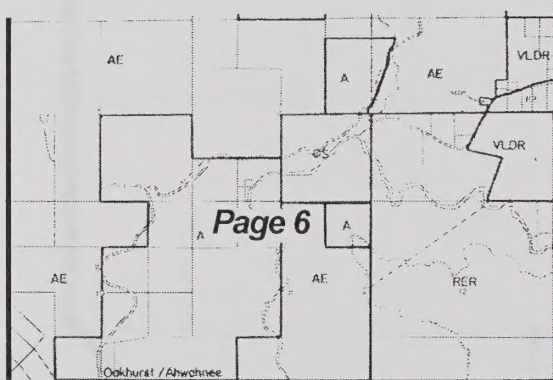
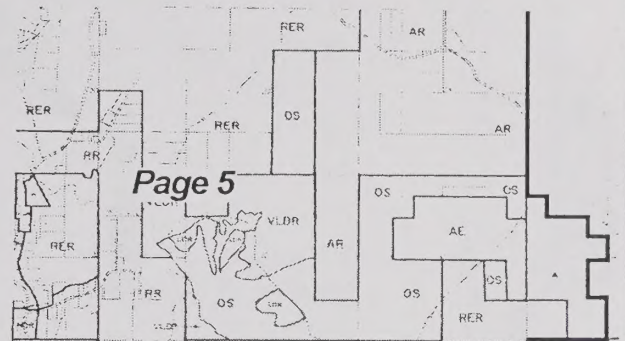
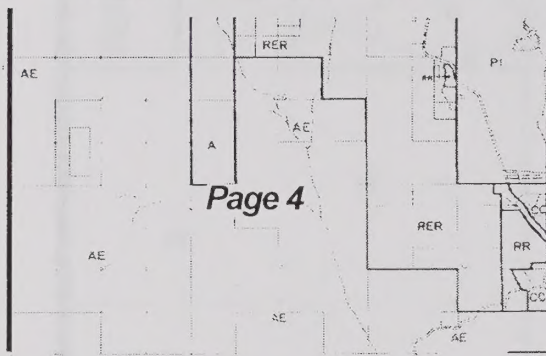
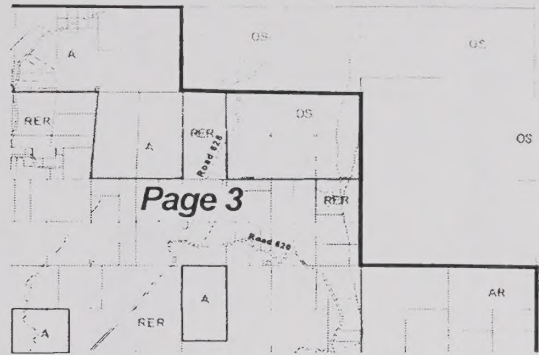
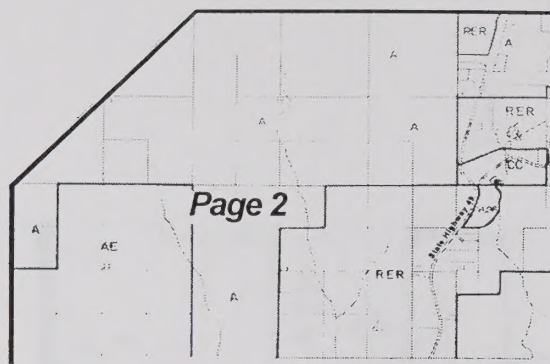
AHWAHNEE AREA PLAN: PUBLIC PARTICIPATION PROCESS

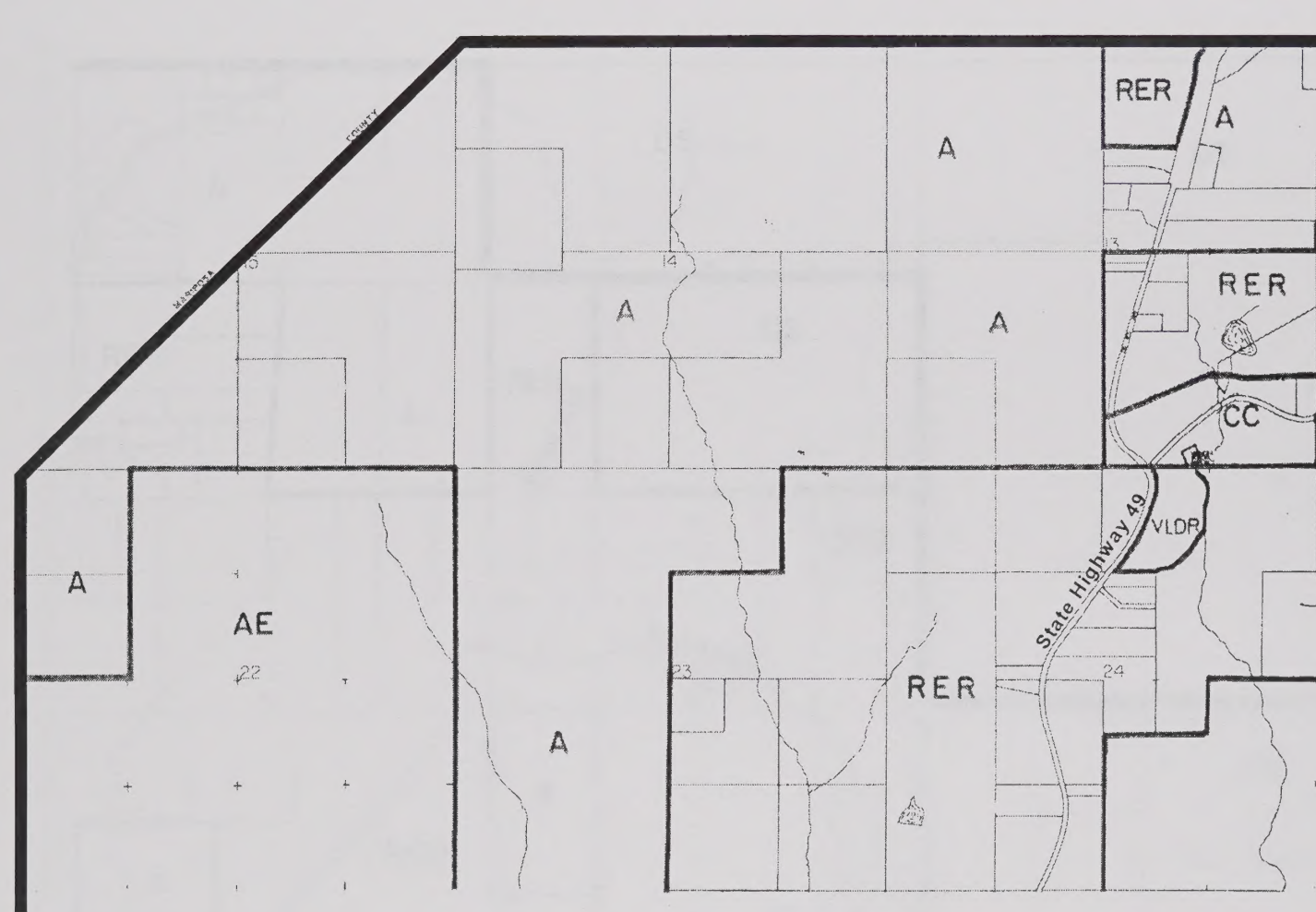
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Other Government Agencies (Federal/State)	School Districts	L, C	When necessary	—
	USDA-Forest Services	L, C	—	—
	Department of Fish and Game	L, C	—	—
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- L** Transmission of an introductory correspondence (letter) describing the process
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- I** Set-up of individual meeting (one-on-one)

In addition to the above mentioned actions, public notification (through the Sierra Star) would take place during the Area Plan process to advertise for the public meetings.

Ahwahnee/Nipinnawasee Land Use Plan





Page 3

Page 4



NOTE: Not to scale

1995 General Plan Designations

A - Agriculture
OS - Open Space
HDR - High Density Residential
VLDR - Very Low Density Residential

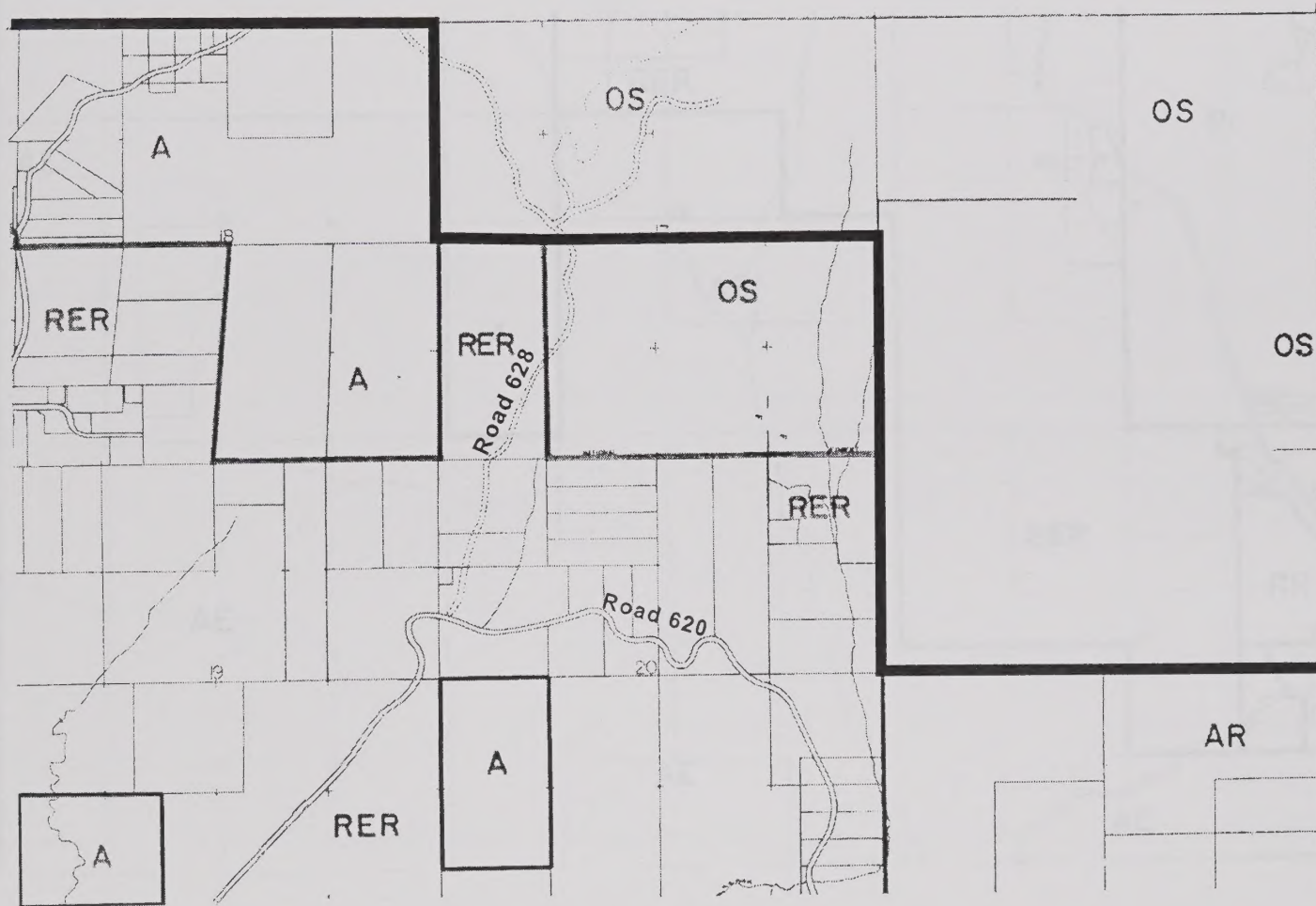
MDR - Medium Density Residential
CC - Community Commercial
RER - Rural Estate Residential
LI - Light Industrial/Business Park

AE - Agricultural Exclusive
PI - Public Institutional
HSC - Highway Service Commercial

NC - Neighborhood Commercial
HC - Heavy Commercial
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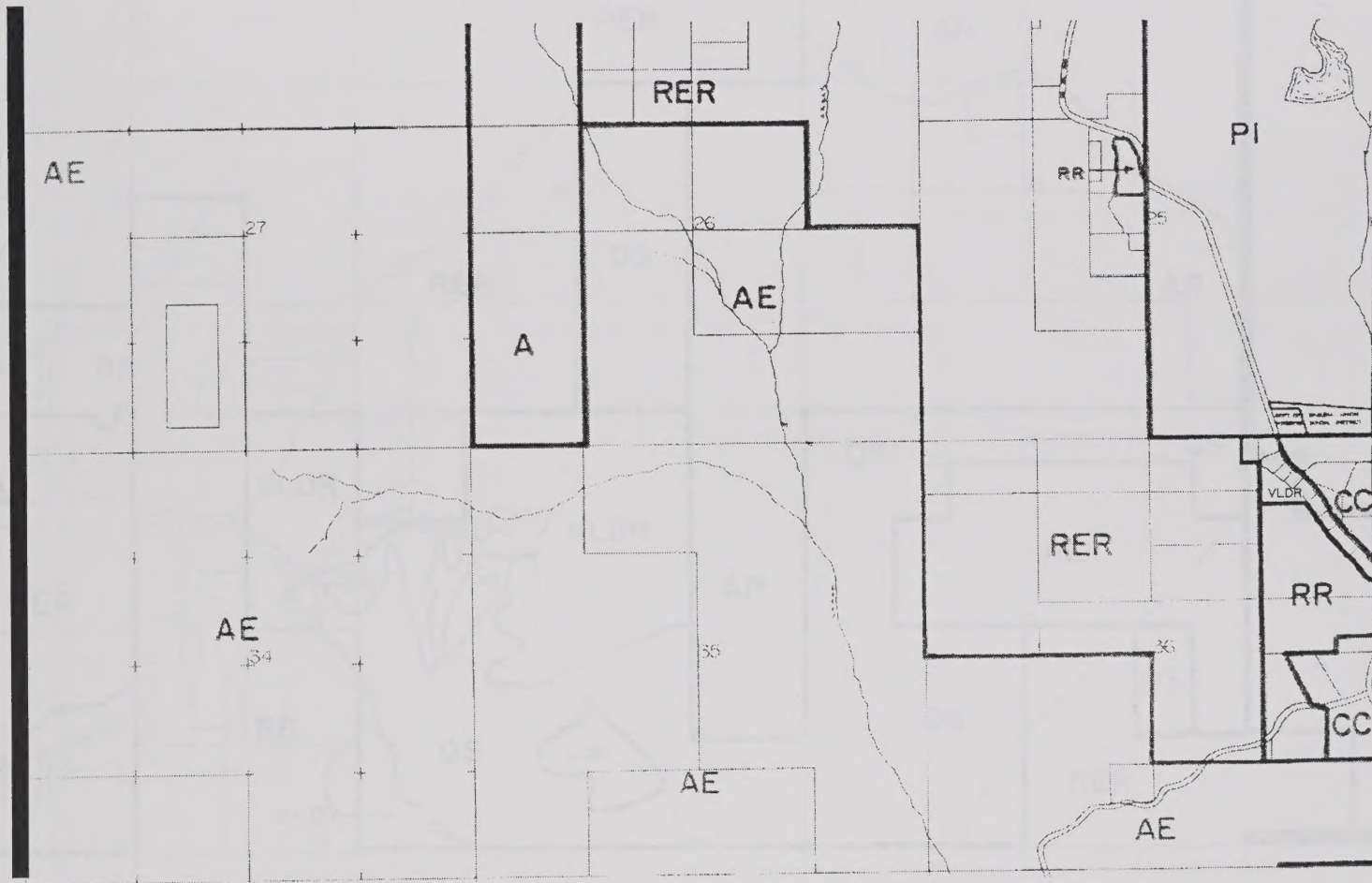
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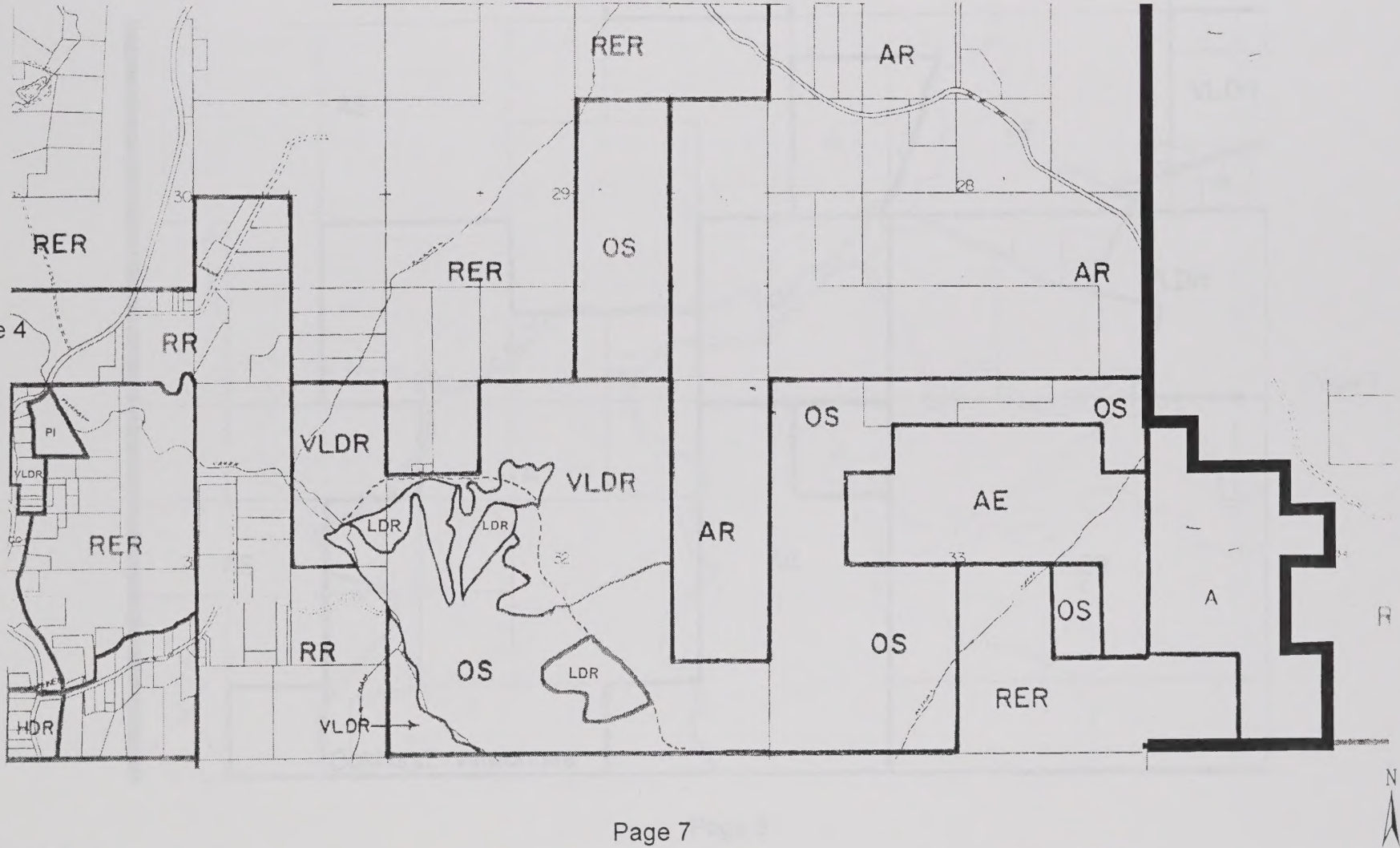
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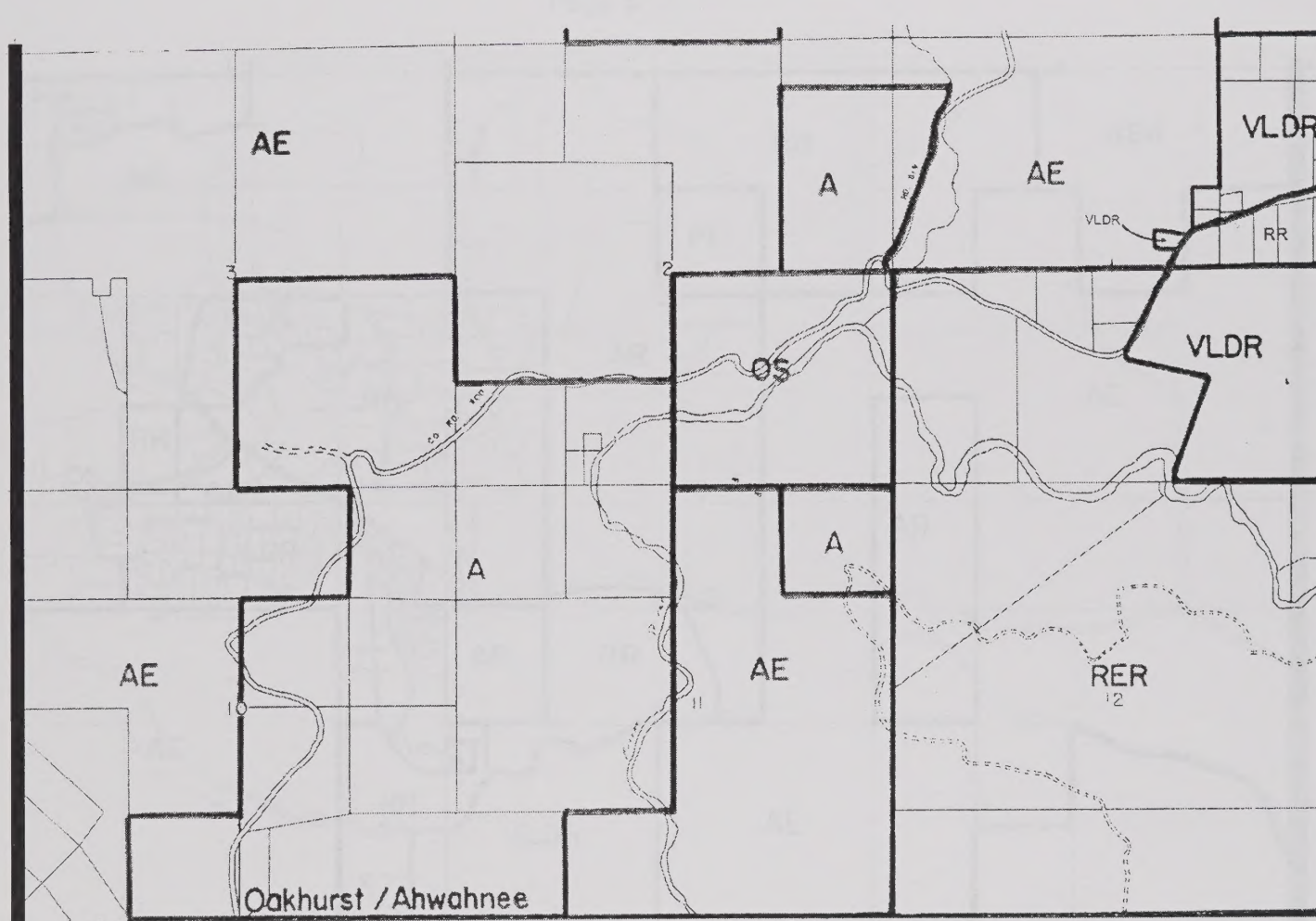
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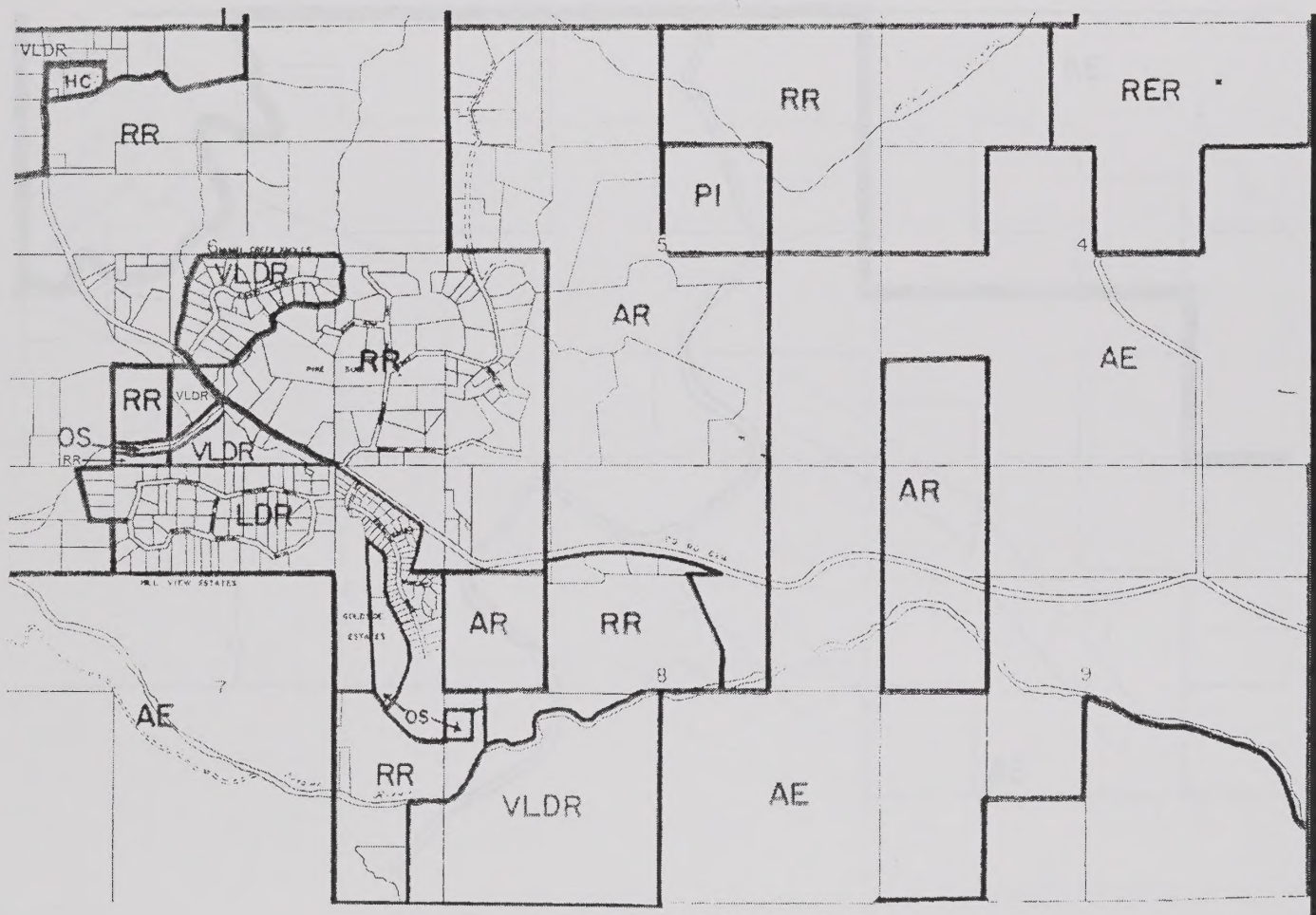
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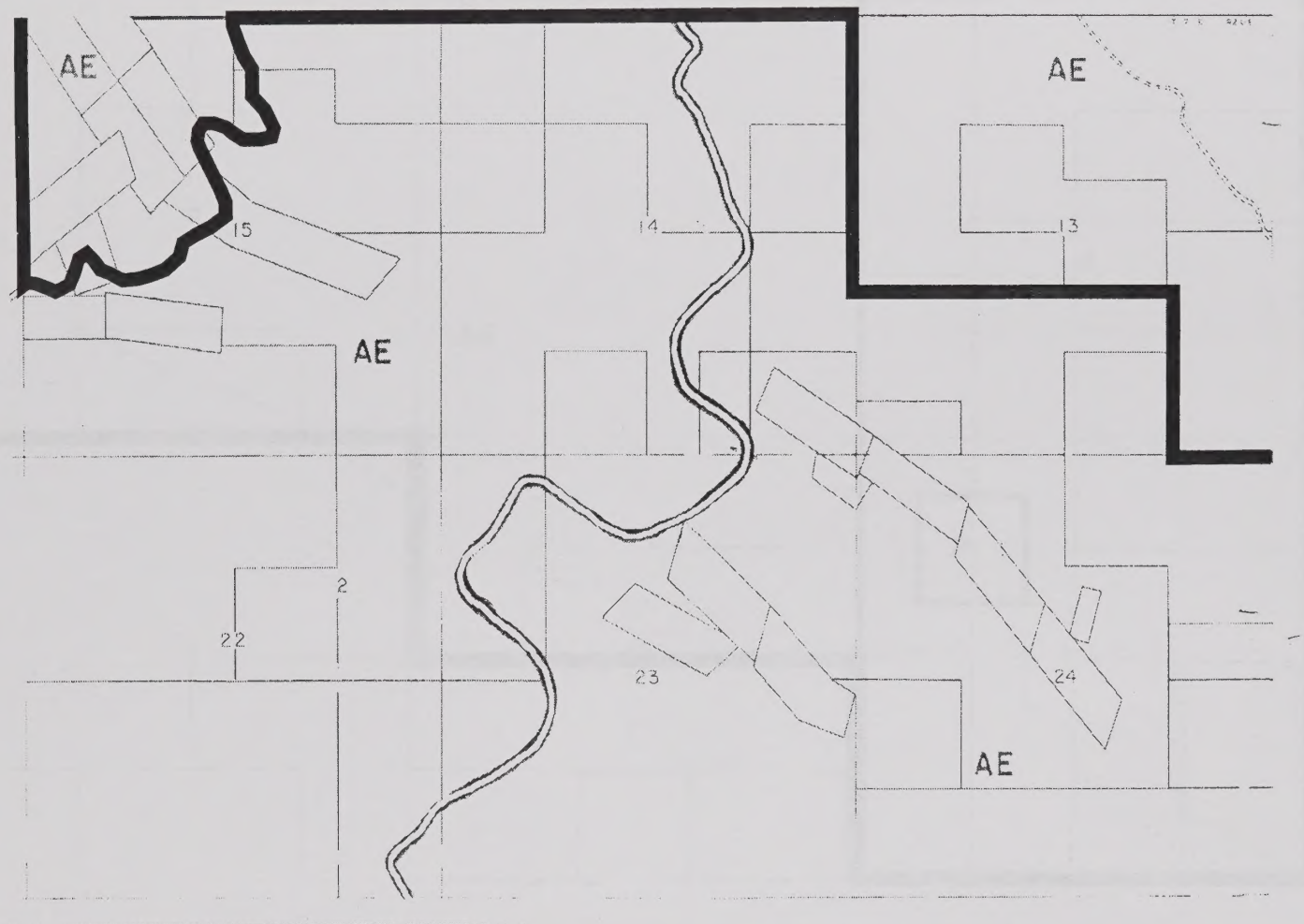
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1995 General Plan Designations

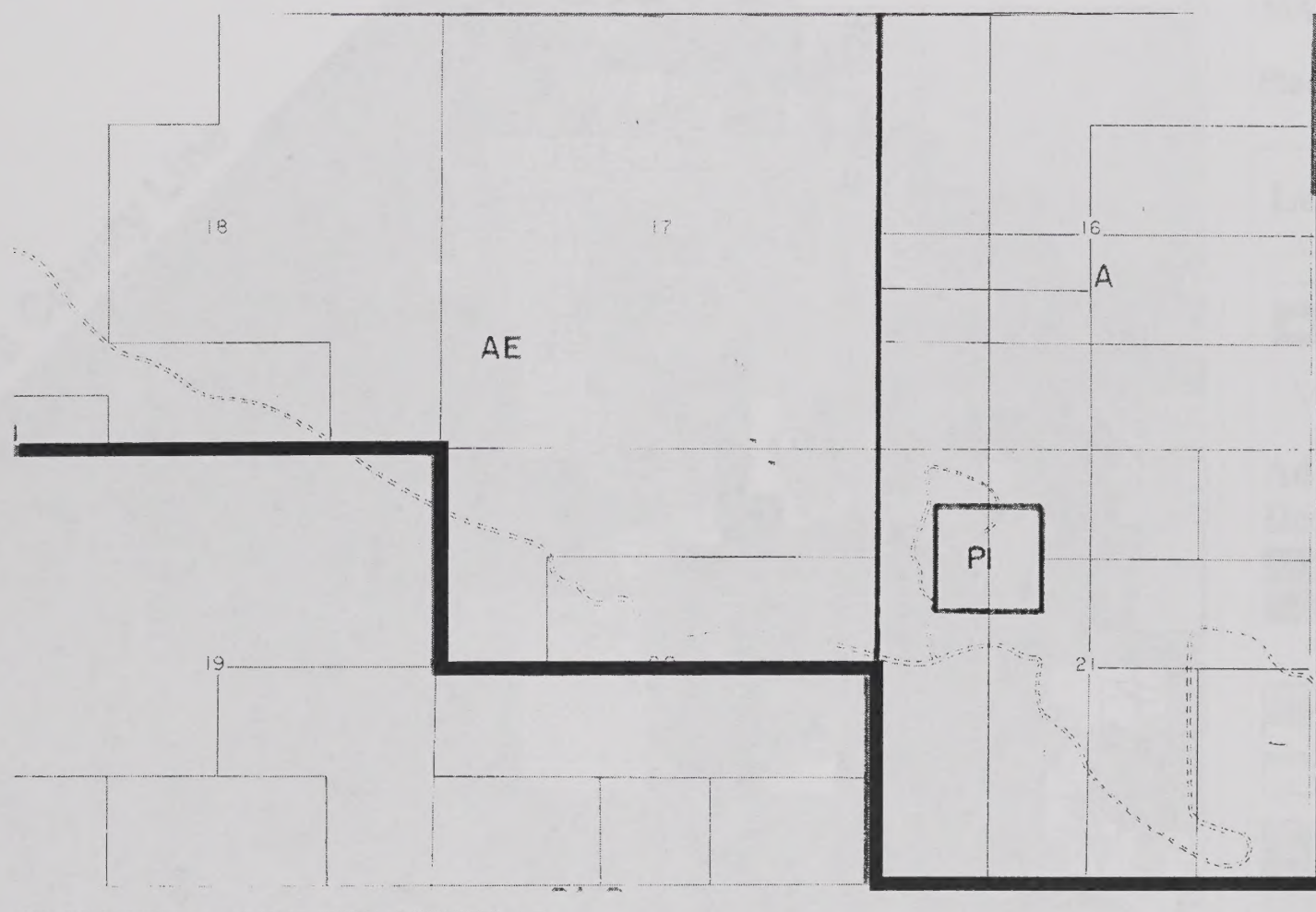
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AHWAHNEE/NIPINNAWASEE LAND USE PLAN

MADERA COUNTY

Planning Department

Legend

 Parcel Boundary

 Ahwahnee Limits

 Street Centerline

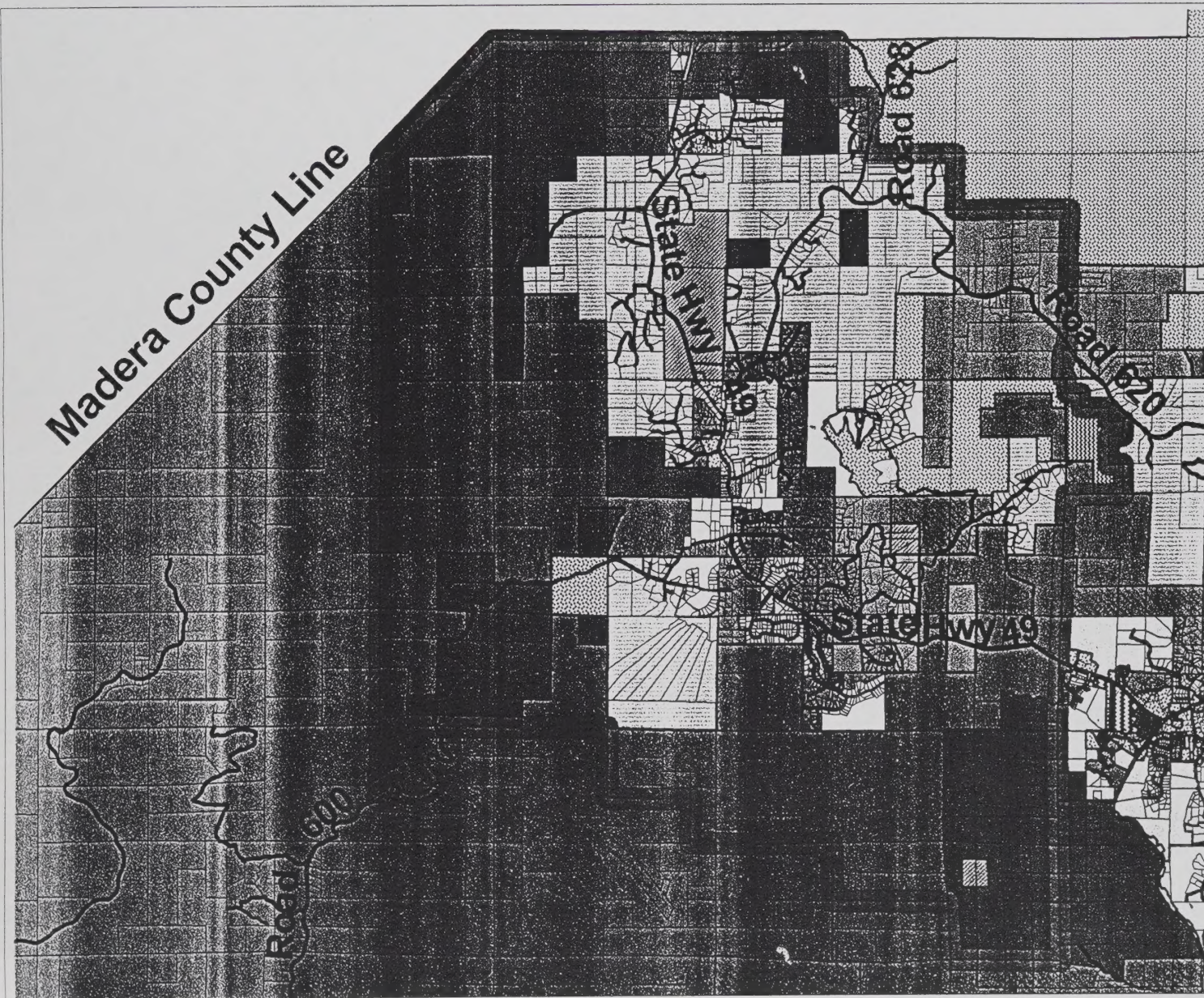
Adopted Land Use Designations

 A  AE
 AR  OS

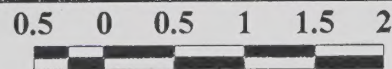
 RER  RR
 VLDR  LDR
 MDR  HDR

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 HSC  NC
 PO

 LI  HI
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Miles



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